

URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO APPROVE

THE TOWN OF COX'S COVE

DEVELOPMENT REGULATIONS, 2019-2029

Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act, 2000* the Town Council of Cox's Cove:

1. adopted the Development Regulations for the Town of Cox's Cove on the 16th day of July, 2020.
2. gave notice of the adoption of the Development Regulations for the Town of Cox's Cove by posting notices at the Town Hall building, Post Office and local stores, Joy's Variety and C.C. Pharmacy, for 30 days and by publishing the notice on the Town Clerk's Facebook page on July 17, 2020 and August 17, 2020.
3. set the 19th day of August, 2020, for the receipt of public hearing objections and submissions.

Now under the authority of Section 23 of the *Urban and Rural Planning Act 2000*, the Town Council of Cox's Cove approves the Development Regulations, 2019-2029 for the Town of Cox's Cove as adopted.

SIGNED AND SEALED this 6th day of November, 2020.

Mayor:

Tony Wells

Town Manager:

Arena Shypor



Development Regulations/Amendment	
REGISTERED	
Number	<u>1235-2021-000</u>
Date	<u>11/06/2020</u>
Signature	<u>[Signature]</u>



000-1200-2621

URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

TOWN OF COX'S COVE

DEVELOPMENT REGULATIONS, 2019-2029

Under the authority of Section 16 of the *Urban and Rural Planning Act, 2000*, the Town Council of Cox's Cove adopts the Cox's Cove Development Regulations, 2019-2029.

The Development Regulations, 2019-2029 were adopted by the Town Council of Cox's Cove on the 16th day of July, 2020.

Signed and sealed this 6th day of November, 2020.

Mayor:

Tanz Wells

Town Manager:

Dina Sheppard



CANADIAN INSTITUTE OF PLANNERS (MCIP) CERTIFICATION

I certify that the Town of Cox's Cove Development Regulations, 2019-2029 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000* of the Province of Newfoundland and Labrador.

Anna Myers

Anna Myers, Member of Canadian Institute of Planners (MCIP)



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

TOWN OF COX'S COVE

DEVELOPMENT REGULATIONS, 2019-2029

Under the authority of Section 16 of the Urban and Rural Planning Act, 2000, the Town Council of Cox's Cove adopts the Cox's Cove Development Regulations, 2019-2029. The Development Regulations, 2019-2029 were adopted by the Town Council of Cox's Cove on the 16th day of July, 2020.

Signed and sealed this 16th day of July, 2020.



[Signature]
Town Manager

CANADIAN INSTITUTE OF PLANNERS (CIP) CERTIFICATION

I hereby certify that the Town of Cox's Cove Development Regulations, 2019-2029 has been prepared in accordance with the requirements of the Urban and Rural Planning Act, 2000 of the Province of Newfoundland and Labrador.



[Signature]
Member of Canadian Institute of Planners (CIP)

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1.0 AUTHORITIES AND RESPONSIBILITIES

1.1 Application

These Development Regulations apply to:

- all persons proposing to undertake a land use and/or development within the Planning Area boundary, whether residents or non-residents; and,
- the Mayor and Councillors and their delegates as they make land use and development decisions.

All development, including the subdivision/severance of land, carried out within the Planning Area must have a permit issued by Council in accordance with these Development Regulations.

1.2 Permit Responsibilities

Even though an applicant may receive a municipal development permit, the applicant is responsible for ensuring compliance with all relevant federal and provincial legislation, regulations, policies and guidelines prior to commencing a land use or development approved under these Development Regulations. Council may require proof of compliance prior to approval. The applicant must undertake any requirements set out by the Town as conditions to approval of the permit.

1.3 Amendment to Development Regulations

An amendment to the text of the Development Regulations and/or the Land Use Zoning Map which requires an associated amendment to the Plan must follow the amendment process set out in the *Urban and Rural Planning Act, 2000*.

An amendment may be requested by any person and the associated costs are borne by that person. The request shall be made to the Council.

An amendment to the text of the Development Regulations and/or the Land Use Zoning Map which **does not** requires an associated amendment to the Municipal Plan does not follow the full process set out in Sections 14-25 of the Act; however, section 14 public consultation is required as part of the Council review process. Council then must adopt the amendment by resolution of Council at a Regular Meeting of Council (open to the public). The Amendment must be submitted in the required form to the Department of Municipal Affairs and Environment for registration.

1.4 Legal effect

Upon publication of the notice of registration of these Development Regulations in the Newfoundland and Labrador Gazette.

These Regulations may be cited as the "Town of Cox's Cove Development Regulations, 2019-2029", prepared under the authority of Section 35 of the *Urban and Rural Planning Act, 2000* (hereinafter

called 'the Act'). As required under Section 36 of the Act, the Ministerial Development *Regulations 03/01* are included in these regulations. A copy of both are found in the Appendices.

2.0 ADMINISTRATION OF THE REGULATIONS

This Chapter deals with the administration of processing permits for proposed land use and developments and outlines: when a permit is required, the process for making an application for a permit, the decision-making process by Council or its delegate, including the conditions and requirements that may be attached to the permit, the appeal process, and the enforcement responsibilities of the Council.

Under Section 109 (2) of the Act, a council may to appoint/designate an employee of Council to approve or reject applications to develop land in accordance with the plan and regulations and that employee may outline the conditions applicable to that development. Council shall make that designation in writing.

2.1 WHEN IS A PERMIT REQUIRED

All development, including the subdivision/severance of land, carried out within the Planning Area must have a permit issued by Council in accordance with these Regulations.

Development is defined in the *Urban and Rural Planning Act, 2000* as:

“...the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of a material change in the use, or the intensity of use of land, buildings or premises 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 used for the sale of refreshments or merchandise, or as an office, or for living accommodation, and excludes the
- v. carrying out of works for the maintenance, improvement or other alteration of a 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 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 a local authority or statutory undertakers of works for the purpose of inspecting, repairing or renewing sewers, mains, pipes, cables or other apparatus, including the breaking open of street or other land for that purpose, and
- viii. use of a building or land within the courtyard of a dwelling house for a purpose incidental to the enjoyment of the dwelling house as a dwelling...”; and,
- ix. “Subdivision means the dividing of land, whether in single or joint ownership into 2 or more pieces for the purpose of development”. The requirements for subdivision development can be found in Section 8.

All development shall be carried out and maintained within the Planning Area in accordance with these Regulations and any other by-law or regulation enacted by Council.

2.2 APPLICATION FOR A PERMIT

2.2.1 Who can apply and how

An application for a *Permit* or for *Approval in Principle* shall be made only by the owner or by a person authorized by the owner to Council on such form as may be prescribed by Council;

Council shall, on request, supply to every applicant a copy of the application forms and a description of the plans, specifications, and drawings required to be provided with the application.

Council shall provide all available information to assist in the preparation of the application.

Where Approval in Principle is granted under these Regulations, it shall be subject to the subsequent approval by Council upon the Applicant's fulfilment of the details and conditions as listed in the Approval in Principle, which shall be received not later than one year from the issuance of the Approval in Principle.

2.2.2 Application Requirements for All Applications

An application for a Development Permit shall contain the information needed to satisfy the applicable requirements in these Regulations.

Every application shall include:

- such plans, specifications and drawings as Council may require;
- the permit fee required by Council;
- all information required to process the application in accordance with these Regulations (see below).

For the proposed land, such information shall include at least the following:

- location of the site on a map;
- details of proposed use: type, size and scale of operation, landscaping;
- lot area, lot frontage, siting of structures;
- contours and significant natural features such as wetlands, watercourses, drainage channels, and slopes that exceed 15 percent, existing vegetation, trees and any other environmentally sensitive features;
- existing streets, buildings, and land uses in the vicinity of the site;
- a conceptual layout of proposed streets, trails, and other major components of the development;
- proposed access/egress, parking, loading requirements;
- proposed water supply, waste disposal and storm water drainage services; and,
- a legal survey plan prepared by a registered Newfoundland and Labrador land surveyor.

Where the application involves a building, the following information shall be added to the lot information, as appropriate:

- siting of building on the lot, including building line setback and yards;
- bulk and height, in terms of floor area and building height;

- off-street parking, circulation, and loading, in terms of variables specified in Section 7.1; and
- landscaping and buffers.

Un-subdivided Land: Development is not permitted on un-subdivided 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.

2.2.3 Application Information Requirements for Discretionary Uses

Discretionary Uses may only be considered for an application to develop where the Discretionary Use is stated in the applicable Use Zone table (Section 3).

For Discretionary Uses involving operation of a business/service (in addition to the information requirements for lots and buildings in 2.2.1) an application shall contain the following information relating to:

- floor area to be used for Discretionary Use,
- number of employees employed on site, and
- hours of operation.

Council must, at the applicant's expense, published a notice in a newspaper circulating in the area of the application and consider any representations or submissions received in response to that advertisement. It is recommended that Council notify the neighbouring property owners directly regarding the proposed discretionary use.

2.2.4 Application Information Requirements for Comprehensive Development

In addition to the information in 2.2.1, the following requirements will apply to proposed Comprehensive Development (refer to section 2.5) involving new street construction or development of large sites for commercial (including commercial recreational), industrial, residential and public institutional development.

An application for a Comprehensive Development must include a comprehensive development plan that includes the following:

- goals, objectives and land use policies for the development area;
- phasing of the development;
- street and servicing layout;
- provision for recreation needs of the development area;
- accommodation of site conditions such as poor drainage, steep slopes, flooding potential and rocky ground;
- any issues related to the long-term maintenance of streets and other services, - any required;
- amendment to the Municipal Plan and Development Regulations for adoption by the Council.

The Comprehensive Development Plan would be prepared and reviewed by the Council according to its regular development approval process.

Dwellings designed to form part of a zero lot line development or other comprehensive layout which does not, with the exception of dwelling unit floor area, meet the requirements of the Use Zone Table, must be designed to provide both privacy and reasonable access to natural daylight and the overall density within the layout should conform to the regulations and standards set out in the Use Zone Table apply where the layout adjoins other development.

The application should also address:

- accommodation of any potential environmental impacts of the proposed development;
- on-site road pattern and traffic and relation to surrounding community; and,
- the overall environmental, economic and community context of the proposed development, particularly on surrounding land uses.

2.3 LAND USE ZONING AND DEVELOPMENT STANDARDS

2.3.1 Land Use Zones

The Planning Area is divided into Land Use Zones which are shown on the Zoning Map attached to, and forming part of, these Regulations.

The boundaries of the Use Zones shown on the Land Use Zoning Maps are general only and, except where they coincide with roads, shorelines, or other prominent physical features, are not intended to define exact limits. No Amendment to the Development Regulations shall be required in order to accommodate minor adjustments of the Use Zone boundaries. Other than such minor boundary adjustments, no development shall be permitted that does not conform to the Use Zone delineated on the Land Use Zoning Maps. Where there is uncertainty regarding the existence of a watercourse identified on the zoning map, this can be confirmed in the field. If it is determined that the watercourse does not exist, the area in question will be treated as if it is occurring within the surrounding zone.

For the Town of Cox's Cove, the following zones were developed to reflect the needs of the community. For each zone, the intent and governing policies are set out in Chapter 3 of the Municipal Plan.

ZONES
Commercial
Comprehensive Development Area
Conservation
Environmental Sensitive Area
Protected Water Supply
Wellhead Protected Area
Public/Institutional
Industrial
Residential Rural
Residential-Serviced
Rural
Agriculture

The following sections explain how to interpret the Use Zone Table for each zone in Chapter 3.

2.3.2 Land Use Zone Tables: Permitted and Discretionary uses

The Use Zone Tables set out the permitted, and discretionary uses for each Zone. The standards, requirements and conditions applicable to these Uses are set out in an associated Site Development Standards table and also in more detail in Chapters 4, 5, 6 and 7.

2.3.2.1 Permitted Uses

Subject to these Regulations, Permitted Uses set out in the Use Zone Table shall be permitted by the Council in that Use Zone provided that it meets the development standards and requirements of the Development Regulations.

2.3.2.2 Discretionary Uses

The discretionary uses listed in the Use Zone Tables may be permitted at the discretion of Council, provided that they are complimentary to uses within the permitted use class, or that their development will not inhibit or prejudice the existence or the development of such uses. (Refer to the Development Standards set out in Chapters 3, 4, 5, 6 and 7).

Council must be 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.

Council is required to provide public notice of the application in accordance with Provision 2.6.3 and has considered any objections or representations which may have been received on the matter

2.3.2.3 Accessory Uses and Accessory Building

Definitions are provided in the Minister's Development Regulations (see Appendix 2) are follows:

"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;

"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;

A permit is required for accessory uses and accessory buildings.

2.3.2.4 Uses Not Permitted

Uses that are not listed as Permitted or Discretionary Use on a Use Zone Table shall not be permitted in that Use Zone.

2.3.2.5 Uses Permitted in all Land Use Zones

The following uses will be permitted in all land use zone.

- Development associated with public infrastructure and services, including public transportation infrastructure and utilities – Refer to Section 4.8; and,
- Conservation or open space uses including parks and pedestrian trails and lands set aside for environmental protection purposes - Refer to section 4.5.
- Mineral exploration not classed as 'Development' - Refer to 4.4.11.

2.3.3 Development Conditions and Standards

Development within the Planning Area must conform to:

- Policies set out in the Municipal Plan;
- Development standards set out in the Development Regulations:
- Standards and conditions set out in the specific Use Zones where the proposed development is located (Section 3.0);
- Land Use and Development standards (Section 4.0);
- Accessory Uses & Buildings, Ancillary uses and Home Business standards (Section 5.0);
- Building, Siting and Servicing standards (Section 6.0);
- Off-street Parking and loading standards (Section 7.0);
- Standards regarding Signs (Section 7.0)
- Standards for Subdivisions (Section 8.0)
- Guidelines of design and appearance established by Council (Appendix 3).
- Standards set out in the National Building Code and ancillary codes (plumbing, electrical, etc.);
- Any other municipal regulation in force in the Planning Area regulating or controlling development, conservation and use of land and buildings;
- Requirements of federal and provincial legislation, regulations, and policy and guidelines.

If Council is aware that a proposed development may not comply with a particular provincial or federal act or regulation, it may require the applicant to provide confirmation that necessary government approvals have been obtained before issuing a development permit.

If Council deems that a proposed development may trigger the requirements of the Environmental Assessment Act, the proponent will be advised to consult with the Environmental Assessment (EA) Division. The project must be released from EA before a development permit can be issued.

Where these Regulations are more stringent than a provincial or federal act of regulation, these Regulations will apply.

If the proposed development is not a use that is a permitted or discretionary use in the Zone where the land is located; then, the applicant may apply for a Development Regulation amendment to rezone the

property. Note that an amendment to the Development Regulations may also require an amendment to the Municipal Plan (refer to 1.3). Where the proposed Development Regulations amendment requires an amendment to the Municipal Plan, the provisions of the *Urban and Rural Planning Act, 2000* shall apply.

2.4 OPTIONS IF YOUR PROPOSAL DOES NOT FIT THE LAND USE ZONES OR DEVELOPMENT CONDITIONS/STANDARDS

2.4.1 Variances

Where the proposed development does not comply with the development standards set out in the zone it occurs in as set out in these Regulations, Council may, in its discretion, vary the applicable numeric standards to a maximum of ten percent (10%) if, in Council'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.

Council shall not allow a variance from development standards set out in the zone as set out in these 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 ten percent (10%) variance even though the individual variances are separately no more than ten percent (10%);

Council shall not permit a variance from the development standards where the proposed use would increase the non-conformity of an existing development or would result in the creation of non-conformity of any existing legal development.

Where Council is to consider a proposed variance, Council 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 and allow a minimum period of seven (7) days for response.

2.4.2 Infill Development

Residential infill development in serviced areas is subject to the following requirements:

- a. the type, scale, massing, and design of the development is generally appropriate and consistent with the adjacent neighbourhood;
- b. preservation of side/back/front yards for public safety requirements;
- c. adequate provision is made for light, privacy, and amenity.
- d. where a proposed development constitutes infill between existing developments, Council may consider changes to the lot area, building line setback, and frontage based on the land capability to accommodate servicing requirements; and also ensure that the building line setback is consistent with adjacent properties and the general area. The sideyards and rearyard requirements can be exchanged for infill lots only where the adjacent development has sufficient separation to ensure that the primary buildings on each lot are a minimum of 4 m and maximum of 10 m apart;
- e. must not compromise public safety, neighbouring services, or the general amenity of the area.

2.4.3 Non-Conforming Uses or Non-Conforming Development

(Refer to Section 108(2) of the *Urban and Rural Planning Act 2000* and Sections 14, 15, and 16 of the *Ministerial Development Regulations* found in Appendix)

Any legal use of land, development on land, or standard of development on land, existing at the date of the registration of these Regulations may, although not conforming with the new Regulations:

- be continued, or;
- be changed to another non-conforming use if:
 - Council has, at the applicant's expense, published a notice in a newspaper circulating in the area of the application and considered any representations or submissions received in response to that advertisement; and,
 - if it is Council's opinion that the new use is more compatible with the permitted use(s) in the Use Zone in which the building is located.

Conditions regarding a non-conforming use of land or development:

- a) Shall not be internally or externally varied, extended or expanded unless otherwise approved by Council; that is, the interior or exterior of such building, structure, or development may be permitted by Council to be reconstructed or altered in order to render it more convenient or commodious for the same purpose for which such building is legally used;
- 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, except as provided for in Paragraph (g) below,
- d) May have the existing building extended by Council where, in Council's opinion that extension is not more than 50% of the existing building,
- e) Where the non-conformance is with respect to the standards in these Regulations, shall not be expanded if the expansion would increase the non-conformity,
- f) Where the non-conformance is with respect to the standards included in these Regulations shall not be expanded if the expansion would increase the non-conformity;
- g) where the building, structure, or development 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 Paragraph (g) must be repaired or rebuilt in accordance with the plan and development regulations applicable to that building or structure.

If a non-conforming development or land use is discontinued after these Regulations came into legal effect, a right to resume a discontinued non-conforming use of land shall not exceed one year after the discontinuance occurred, unless otherwise specified by Council. For the purpose of this Regulation, discontinuance of a non-conforming use begins when any one of the following conditions is met:

- The building or use of land is clearly vacated or the building is demolished,
- The owner or tenant has ceased paying business taxes for that use, and
- The owner or tenant has stated in writing that the use has ceased.

2.4.4 Amendment to Development Regulations

An amendment to these Development Regulations may be requested by any person and shall be submitted to the Council. Note that this might also require an associated amendment to the Municipal Plan.

All costs for the amendment are to be borne by the person requesting the amendment. Except when initiated by Council.

Where an application for an amendment involves private property, the application shall be made by the property owner or a person operating under the owner's written consent. A copy of this written consent must accompany the application for an amendment to the text of the Development Regulations or rezoning of the Land Use Zoning Map.

2.5 COUNCIL DECISION-MAKING

2.5.1 Timely Decision-making

Applications properly submitted in accordance with these Regulations which have not been determined by Council and on which a decision has not been communicated to the applicant within sixty (60) days of the application being received by Council, shall be deemed to be refused.

2.5.2 Deferment of Application:

Council may, with the written agreement of the applicant, defer consideration of an application.

An application properly submitted in accordance with these Regulations shall be determined within eight (8) weeks of the receipt thereof by Council or shall be deferred.

Council may defer decisions on an application for a Development Permit and/or an application for an amendment to these Regulations within a specified area where Council has directed that a planning study or other similar study pertaining to the future use and development of the specified area be undertaken.

An application may be withdrawn only on receipt of a written request from the applicant.

2.5.3 Public Notice (Refer to Ministerial Development Regulations, Sections 13 & 15 – Appendix 2))

Council must, at the applicant's expense (Section 35 (1) of the Act), publish a notice in a newspaper circulating in the area of the application and consider any representations or submissions received in response to that advertisement, when an application is received regarding:

- ***A change in a non-conforming use;*** notice of an application to change a non-conforming use will be by advertisement in a newspaper circulating in the area, and a minimum of seven (7) days will be provided for persons to respond.

- A proposed development is listed as a *discretionary use*; notice of an application to change a non-conforming use will be by advertisement in a newspaper circulating in the area, and a minimum of seven (7) days will be provided for persons to respond.
- A *Comprehensive Development* is proposed; Council will publish a notice in a newspaper circulating in the area or by other reliable means give public notice, and will provide a minimum of fourteen (14) days for persons to respond; or,
- **Council determines that the public should be notified of an application**; notice of the application will be by advertisement in a newspaper circulating in the area, and a minimum of seven (7) days will be provided for persons to respond;
- A *Planning Impact Analysis* is proposed; Council will publish a notice in a newspaper circulating in the area or by other reliable means give public notice, and will provide a minimum of fourteen (14) days for persons to respond;

Notification regarding a variance will be carried out as follows:

- A *variance*; written notice of a variance application will be given directly to persons whose land is in the immediate vicinity of the land that is the subject of the variance who are likely to be affected (Minister's Development Regulations-see Appendix) and a minimum of seven (7) days will be provided for persons to respond;

2.5.4 Briefing Sessions

Council may require a public meeting to be held in respect of any matter arising under these Regulations.

Council shall advertise or require the applicant to advertise the application by a minimum of one (1) advertisement in a newspaper circulating in the local area at least ten (10) calendar days prior to the holding of a briefing session where the application shall be discussed.

The newspaper notice shall: (a) contain a general description of the application; (b) specify the date set for the briefing session at which the application is to be discussed; (c) specify the date set for receipt of written representation on the application by the City; (d) identify the place and time where the application can be viewed by the public; and (e) specify that Council shall cancel the briefing session if no written response is received by the deadline for the receipt of responses.

Council may make such effort as it deems reasonable to provide that written notices are mailed to the addresses of property owners, as identified on the current Town's assessment role, within a radius of at least one hundred and fifty metres (150 m) from the application site, a minimum of fourteen (14) calendar days prior to a briefing session where such application is discussed.

Notes of the proceedings of the briefing session shall be undertaken and these notes, together with any written representations, shall be considered by Council when it makes its decision on the matter, which is the subject of the briefing session.

An elected member of Council shall act as Chairperson of the briefing session.

2.5.5 Approval in Principle

Council may grant an approval in principle if it determines that the proposed development complies generally with the intent and purposes of the Municipal Plan and these Regulations.

Council will attach to the approval in principle such conditions that it deems necessary to ensure the proposed development will be in accordance with the Plan and these Regulations. It will also outline such details that the applicant will be required to address before a final development permit will be granted.

An approval in principle will be valid for a period of one (1) year and may be extended for one (1) additional year, up to a maximum of two (2) years.

Where approval in principle is granted, approval of a final development permit will be subject to the subsequent approval by Council of any details and conditions that were outlined in the approval in principle.

Approval in principle will not constitute permission to commence development. No form of development will commence until Council has issued a proper development permit.

Council may revoke approval in principle if it determines that the applicant has changed the proposed development in a way that significantly alters the original intent of the application or has not adequately addressed conditions or details stipulated in the approval in principle.

A decision by Council on an application for an approval in principle can be appealed in accordance with Section 42 of the Act.

2.5.6 Approval of Development Permit

A written development permit issued by Council or its designated staff will constitute permission to develop in accordance with these Regulations, but such permission shall not relieve the applicant from full responsibility for obtaining all other permits or approvals prior to commencement of development and complying with all other regulations and statutes during development.

Council may attach conditions to a development permit to ensure compliance with the Municipal Plan and these Regulations, and the permit holder will be responsible for full compliance with these conditions. When approving an application for a discretionary use, Council shall state in writing the basis for its approval.

A permit is valid for such period, not in excess of two years, as may be stated therein, and 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 three years; except for Signs (see Section 7.2).

No person shall change the application for which a development permit was issued unless written approval of the change has been issued by Council.

A copy of the development permit, along with plans and specifications, shall be kept on the site until the development is completed.

A decision by Council on an application for an approval in principle can be appealed in accordance with Section 42 of the Act.

2.5.7 Temporary Use Permit

Definition: means a development or the use of land limited in scope, duration and frequency and is allowed to operate on a short-term basis, such as, a temporary outdoor market.

Standards: At its discretion, Council may issue a development permit for a temporary use, which must comply with the Municipal Plan and these Regulations. The permit may be for a period not exceeding one (1) year and may be extended at the request of the applicant for one (1) additional year, up to a maximum of two (2) years.

2.5.8 Correction of Errors and Remedial Work

The approval of any plans or drawings or the issuance of a Development Permit or permit shall not prevent Council or any officer from thereafter requiring the correction of errors or from ordering the cessation of, or remedial work on any development being carried out in the event that the same is in violation of these or any other regulations or statutes.

2.5.9 Revoke Permit

Council or any officer may revoke an approval and any subsequent permits for failure by the holder, to comply with these Regulations or any condition attached to the permit or where the permit was issued contrary to the applicable regulations or was issued on the basis of incorrect information.

2.5.10 Fee for Permit

Council may charge a fee for a development permit in accordance with the annual schedule of fees adopted by Council.

2.5.11 Written Reasons for Refusing or Setting Conditions on a Permit

Council shall, when refusing to issue a permit or attaching conditions to a permit, state the reasons for so doing. The Council shall also advise the applicant of their right to appeal in accordance with Section 42 of the Act.

2.5.12 Refusal: Premature development

No permit shall be issued for development within the Planning Area when:

- in the opinion of Council, 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 Council and such cost shall attach to and upon the property in respect of which it is imposed.

Where a Development Permit application for a land or building development or for an amendment to the Development Regulations has been effectively denied by a resolution of Town Council, application

for the same development, building or amendment shall not be considered within 12 months of the date of the previous refusal.

2.5.13 Discretionary Decision-making Powers of Council

In considering an application for a permit to carry out development, Council 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, Council 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.

2.5.14 Register

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

2.6 SPECIAL CONDITIONS FOR DEVELOPMENT

2.6.1 Development Agreement

Where a Development Agreement is required as a condition of a Development Permit or Approval-in-Principle, the Development Agreement shall set out the terms specific to that agreement and shall be signed by the applicant and Council within one year of the approval granted by Council.

Development cannot proceed until all conditions of the Development Permit are met and the Development Agreement is signed by the applicant and Council.

2.6.2 Planning Impact Analysis

Council may require a Planning Impact Analysis to evaluate any proposed land use, development and/or situation that affects the policies contained in the Municipal Plan.

Planning Impact Analysis will be used to evaluate applications to determine the appropriateness of a proposed change in land use, and to identify potential issues and provide proposals for mitigation. The Planning Impact Analysis (PIA) will be used to evaluate applications to determine the appropriateness of a proposed change in land use, and to identify potential issues and provide proposals for mitigation. The PIA will document the criteria used by municipal staff through the application review process and depending upon the situation, other criteria relevant to the issue may also be considered.

The Terms of Reference for a Planning Impact Analysis shall be approved by Council prior to its execution and shall become an integral part of the report itself. The PIA shall be prepared by qualified individuals/consultants. The report and any supporting studies may be prepared at the expense of the applicant, at Council's discretion.

General Proposals

Where a Plan amendment and/or Development Regulation amendment application is for a general change in land use and does not relate to specific development proposal, or where site specific information on the future development of the site is not required, all or some of the following criteria may be considered:

- compatibility of proposed uses with surrounding land uses, and the likely impact of the proposed development on present and future land uses in the area;
- the size and shape of the parcel of land on which a proposal is to be located, and the ability of the site to accommodate the intensity of the proposed use;
- the supply of vacant land or vacant buildings in the area which is designated and/or zoned for the proposed uses;
- the potential traffic generated by the proposed change, considering the most intense land uses that could be permitted by such a change, and the likely impact of this additional traffic on City streets, pedestrian and vehicular safety, and on surrounding properties.

Site Specific Proposals

Where a Plan amendment and/or Development Regulation Amendment change is for a specific development proposal, or where more site specific and detailed information on the type and nature of future development is required, all, or some, of the following criteria may be considered:

- all of the criteria listed in the policies of the Plan;
- the height, location and spacing of any buildings in the proposed development, and any potential impacts on surrounding land uses;
- the location of vehicular access points the likely impact of traffic generated by the proposal on streets, pedestrian and vehicular safety, and on surrounding properties;
- the exterior design in terms of bulk, scale, and layout of buildings, and the integration of these uses with present and future land uses in the area;
- the potential impact of the development on surrounding natural features and heritage resources;
- constraints posed by the environment, including but not limited to locations where adverse effects from landfill sites, sewage treatment plants, methane gas, contaminated soils, noise, ground borne vibration, and rail safety may limit development;
- compliance of the proposed development with the provisions of the Town's Municipal Plan and Development Regulations; and,
- measures planned by the applicant to mitigate any adverse impacts on surrounding land uses and streets which have been identified as part of the Planning Impact Analysis.

An applicant for a proposed change in land use may be required to provide information and details on the development and its likely impacts. The report shall identify significant impacts, evaluate their importance, and recommend a mitigation plan indicating measures of control or mitigation, where appropriate.

The report shall identify significant impacts, evaluate their importance, and recommend a Mitigation Plan indicating measures of control or mitigation, where appropriate.

Prior to the approval of a Land Use Impact Assessment, Council shall provide adequate time for a public review of the report, using the procedures for public notification as outlined in Section 2.5.3.

2.6.3 Financial Guarantees by Developer

Council 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.

The financial provisions may be made in the form of:

- a) a cash deposit from the developer, to be held by Council;
- b) a security or guarantee by a bank, or other institution acceptable to Council, for expenditures by the developer;
- c) a performance bond provided by an insurance company or a bank, or;
- d) an annual contribution to a sinking fund held by Council.

2.6.4 Service Levy

Council 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 real property is enhanced by the carrying out of public works either on or off the site of the development (Section 149 (2) *Municipalities Act, 1999*).

A service levy shall not exceed the cost, or estimated cost, including finance charges to Council of constructing or improving the public works referred to above that are necessary for the real property to be developed in accordance with the standards required by Council and for uses that are permitted on that real property.

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.

Council may require a service levy to be paid by the owner of the real property; (a) at the time the levy is imposed, (b) at the time development of the real property commences, (c) at the time development of the real property is completed, or (d) at such other time as Council may decide.

2.6.5 Require Land Conveyed for Public Work Purpose

Council may, for a development not involving a subdivision, require a portion of the land to be developed to be conveyed to the Town for a public purpose where public works are required to accommodate the proposed development.

2.6.6 Land for Park/Public Use in Subdivisions

Council shall require the dedication of a percentage of the land area of any subdivision or other development not more than 10% to be developed as park land or other public use, and such land shall be conveyed to Council in accordance with Section 37 of the Act. The Town may consider cash in lieu of land area.

2.6.7 Restoration of Land

Where the use of a site is discontinued, the intensity of its use is decreased, a development permit has been revoked or has expired, or a temporary development permit has expired, Council may order the developer, the occupier of the site, the owner, or all of them to restore the site, remove all or any buildings or erections, cover or fill all wells or excavations, and close all or any accesses, or to do any or all of these things, as the case may be, and the developer, occupier or owner shall carry out the order of Council and shall put the site in a clean and sanitary condition to Council's satisfaction.

2.7 APPEALS

The person to whom a Town's decision applies shall have the right to appeal that decision in accordance with the provisions of Sections 42 to 46 of the Act.

The location of the Secretary of the Appeal Boards can be found by contacting the Department of Municipal Affairs and Environment to ascertain the current location and contact coordinates. This information can be found on the departmental webpage.

The following excerpts are provided from the *Urban and Rural Planning Act, 2000* with respect to Appeals:

"Appeal

42.(1)A person or an association of persons aggrieved of a decision that, under the regulations, may be appealed, may appeal that decision to the appropriate board where the decision is with respect to

- (a)an application to undertake a development;
- (b)a revocation of an approval or a permit to undertake a development;
- (c)the issuance of a stop work order; and
- (d) decision permitted under this or another Act to be appealed to the board.

(2)A decision of a council, regional authority or authorized administrator to adopt, approve or proceed with a plan, scheme, development regulations and amendments and revisions of them is final and not subject to an appeal.

(3) An appeal board shall not make a decision that does not comply with a plan, scheme and development regulations that apply to the matter being appealed.

(4) An appeal made under this section shall be filed with the appropriate board not more than 14 days after the person who made the original application appealed from has received the decision being appealed.

(5) An appeal shall be made in writing and shall include

(a) a summary of the decision appealed from;

(b) the grounds for the appeal; and

(c) the required fee.

(6) A board may meet as often as it considers necessary to conduct its work in an expeditious manner.

(7) A person or group of persons affected by the subject of an appeal or their representatives may appear before a board and make representations concerning the matter under appeal.

(8) A board may inform itself of the subject matter of the appeal in the manner it considers necessary to reach a decision.

(9) A board shall consider and determine appeals in accordance with this Act and a plan, scheme and regulations that have been registered under section 24 and having regard to the circumstances and merits of the case.

(10) In determining an appeal, a board may confirm, reverse or vary the decision appealed from and may impose those conditions that the board considers appropriate in the circumstances and may direct the council, regional authority or authorized administrator to carry out its decision or make the necessary order to have its decision implemented.

(11) Notwithstanding subsection (10), where a council, regional authority or authorized administrator may, in its discretion, make a decision, a board shall not make another decision that overrules the discretionary decision.

(12) The decision of a majority of the members of a board present at the hearing of an appeal shall be the decision of the board.

(13) A board shall, in writing notify the appellant and the appropriate council, regional authority or authorized administrator of the decision of the board.

Hearing of evidence

43.(1) Notwithstanding subsection 42(7), where

(a) due to the isolation of an area that is the subject of an appeal, it would be difficult or costly for a board to hear representations from a council, regional authority, authorized administrator or other person; or

(b) the parties to an appeal agree in writing,

a council, regional authority, authorized administrator and other persons who are parties to the appeal may

(c) submit written arguments to the board; or

(d) present arguments by teleconference, telephone or other electronic means,

and the board may deliberate and make a determination on the matter based upon those written or other submissions.

(2) Where a board considers it necessary to visit and view a property that is the subject of an appeal, one member of that board or another person whom the board may authorize, may make that visit and, in writing, report to the board on the visit and viewing of the property.

(3) Information provided to a board under subsections (1) and (2) shall be considered to have been provided in the same manner as evidence before a board during a hearing of an appeal under section 42.

Fees

44.(1) The minister may establish fees for the making of appeals under this Part.

(2) A fee paid under subsection (1) shall be paid to the board hearing the matter and shall be retained by that board.

(3) Where an appeal made under section 42 is successful, an amount of money equal to the fee paid by the appellant under subsection (1) shall be paid to the appellant by the council, regional authority or authorized administrator that made the appealed decision.

Development may not proceed

45 (1) Where an appeal is made under section 42, the development with respect to the appeal, work related to that development or an order that is under appeal shall not proceed or be carried out, pending a decision of the board.

(2) Where, on appeal, a permit to develop is confirmed or ordered to be issued, a council, regional authority or authorized administrator shall issue the permit as confirmed or ordered.

Appeal to court

46 (1) A decision of a board may be appealed to the court not later than 10 days after that decision has been received by the appellant.

(2) An appeal of a decision of a board under subsection (1) may be made on a question of law or jurisdiction.

(3) A board may be represented by counsel and heard on an appeal under this section.

(4) The court shall either confirm or vacate the order of the board and where vacated the court shall refer the matter back to the board with the opinion of the court as to the error in law or jurisdiction and the board shall deal with the matter in accordance with that opinion.

- End of Excerpt -

The following process consists of excerpts from Ministerial Development Regulations (including the numbering) which can be found in the Appendices.

Notice of Right to Appeal

5. Where the Authority makes a decision that may be appealed under section 42 of the Act, the 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 Appeal Board at the Department of Municipal and Provincial Affairs, Main Floor, Confederation Building (West Block), P.O. Box 8700, St. John's, NL, A1B 4J6 is the secretary to all Appeal 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 Appeal Board.

(2) The fee required under section 44 of the Act shall be paid to the Appeal 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.

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

(4) Where an appeal of a decision and the required fee is not received by an Appeal 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 Appeal Board as referred to in subsections 24(1) and (2), shall immediately register the appeal.

(2) Where an appeal has been registered the secretary of the Appeal Board shall notify the Authority of the appeal and shall provide to the Authority a copy of the appeal and the documentation related to the appeal.

(3) Where the Authority has been notified of an appeal that Authority shall within one week of notification 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 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 the 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, the Authority shall not carry out work related to the matter being appealed.

Hearing Notice and Meetings

9. (1) An Appeal 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) An Appeal Board may meet as often as is necessary to conduct its work in an expeditious manner.

Hearing of Evidence

10 (1) An Appeal Board shall meet at a place within the area under its jurisdiction and the appellant and other persons notified under regulation 29(1) or their representative may appear before the Appeal Board and make representations with respect to the matter being appealed.

(2) An Appeal 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 Appeal Board.

(4) In the conduct of an appeal hearing, the Appeal 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.

- End of excerpt -

NOTE: The office of the Secretary of the Appeal Board is with the Department of Municipal Affairs and Environment and the location should be checked as the offices may have moved from the time that these regulations were prepared.

2.8 ENFORCEMENT

2.8.1 Delegation of Authority

The *Urban and Rural Planning Act, 2000* provides for delegation of enforcement responsibilities under section 109, where, an employee of a council may issue an order under the section (see below). An order made by an employee shall be confirmed by a majority vote of the members of the council present at the next meeting of that Council after the order is made and if the order is not confirmed in this manner, it shall be considered to be cancelled.

2.8.2 Right of Entry

Council or an officer 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 Council is empowered to regulate.

2.8.3 Enforcement Authorities

Where it is determined that a use of land or development is contrary to the Municipal Plan and Development Regulations, Council may initiate enforcement measures by issuing a stop work order. Every inspector shall keep a record of any violation of these Regulations and report that violation to Council.

2.9 NATIONAL CODES AND REGULATIONS

The National Building Code, and associated codes, such as the Plumbing Code, the Fire Code, the Electrical Code, the Life Safety Code, and any other ancillary code and other municipal regulations regulating or controlling the development, conservation, and use of land shall, under these Regulations apply to the entire Planning Area.

3.0 LAND USE ZONES

The Municipal Plan stated the Intent and Policies for each of the following land use classes. The Development Regulations enable the implementation of these policies through the following zones:

3.1 COMMERCIAL ZONE

USE ZONE TABLE COMMERCIAL ZONE	
PERMITTED USES	DISCRETIONARY USES
- Commercial Land Use Class (4.3): All Uses, EXCLUDING Amusement Park/Attraction, Campgrounds, Resort, shopping centre -Accessory Uses and Buildings (5.1 & 5.2) -Uses set out in 2.3.2.5	-Apartment building (4.7.6) with commercial on main floor -Public Gathering – Indoor (4.6.4)

COMMERCIAL ZONE DEVELOPMENT STANDARDS	
Minimum Standards	
Building line setback (m)	At discretion of Council
Side yard. (m)	5
Flanking yard (m)	8
Rearyard (m)	15
Maximum standards	
Height (m)	15
Lot coverage	60%

Conditions:

1. Subject to all other applicable requirements in Chapters 1, 2, 4, 5, 6, 7, 8, and Appendices of the Development Regulations.
2. Commercial buildings may have residential uses on second floor or higher; these could be subsidiary apartment(s).

3.2 COMPREHENSIVE DEVELOPMENT AREAS

USE ZONE TABLE COMPREHENSIVE DEVELOPMENT AREAS (CDA)	
PERMITTED USES	DISCRETIONARY USES
<p><i>-Non-conforming uses (2.4.3)</i> <i>-Uses set out in 2.3.2.5</i></p>	<p><i>-Accessory uses (5.1)</i></p>

Conditions:

The lands zoned as Comprehensive Development Area are areas with development potential that could access existing municipal services; however, as there is no schematic design showing the primary road network and environmental development capability of the land, it is premature to zone these areas for development.

No new development can take place until comprehensive planning has been carried out as specified in the Municipal Plan. A Comprehensive Development plan must be prepared according to Provision 2.2.3 of these Development Regulations, and Section 29 of the Act which requires that the CDA adheres to the process set out in sections 14-24 of the Act.

An environmental and archaeological assessment may additionally be required by Council to identify which lands should be preserved and protected before determining the developable area of any CDA.

Conceptual advance street planning for potential new municipal road routings, proposed road grades, storm water drainage and management, and infrastructure servicing extensions and capacity requirements may also be required to be submitted for review by the Town to ensure that municipal servicing can be provided over the longer term in a sustainable and cost-effective manner. This level of background site development information is deemed as necessary prior to the Town considering an appropriate site density and land use form for the proposed site development. This will authenticate that the site development will be as economically viable as possible to the longer term subsequent operational and maintenance requirements of the Town. Council shall require the installation of municipal water and sewer at the developer’s expense; and a tree retention/replacement and landscaping plan must be included as a component of the CDA.

In recognition of the outstanding elevated views from two of the proposed CDA locations, the Town intends to maintain a community vision for a high standard of land development. Proposals for tree cutting and removal shall be closely evaluated, and tree/ vegetative replanting may be required. Incremental site development of these locations is not supported in a piecemeal fashion through

fragmentation of the land base, as this form of development will diminish opportunities for a comprehensive approach in the future.

The Comprehensive Development plan may include the zones identified in these Development Regulations which define the permitted uses and conditions or create new zones which will require the approval of Council. The Comprehensive Development plan becomes a part of the Municipal Plan and Development Regulations and must follow the procedure outlined in the *Urban and Rural Planning Act, 2000*.

3.3 CONSERVATION ZONE

USE ZONE TABLE CONSERVATION ZONE	
PERMITTED USES	DISCRETIONARY USES
-Conservation – All uses (4.5) -Forestry (4.4.7) -Uses set out in 2.3.2.5	-Mineral Working (4.4.13) -Mineral Exploration-development (4.4.12) -Accessory Uses and Buildings (5.1 & 5.2) -trails for motorized use (see condition 2)

DEVELOPMENT STANDARDS FOR STRUCTURES IN CONSERVATION ZONE	
Minimum Standards in Metres (m):	
Building line setback	10
Side yard	5
Flanking yard	8
Rear yard	15
Maximum Standards	
Height (m)	15

Conditions:

1. Subject to all other applicable requirements in Chapters 1, 2, 4, 5, 6, 7, 8, and Appendices of the Development Regulations.
2. Note that the snowmobile trail is included in the 'Open space, parks and trails' may be allowed as a discretionary use under 4.5.2, condition 7.

3.4 ENVIRONMENTAL SENSITIVE AREA ZONE

USE ZONE TABLE ENVIRONMENTAL SENSITIVE AEA ZONE	
PERMITTED USES	DISCRETIONARY USES
-Environmental Protection (4.5.1) -Forestry (4.4.7) -Uses set out in 2.3.2.5 (see condition 3)	-Mineral exploration – development (4.4.13) -Restaurant – Mobile Take Out, Street Vendor only (4.3.26.3) -Outdoor Market (4.3.22) Trails with motorized vehicles (see condition 3)

DEVELOPMENT STANDARDS FOR STRUCTURES IN ENVIRONMENTAL SENSITIVE AREA ZONE	
Minimum Standards in Metres (m):	
Building line setback	10
Side yard	5
Flanking yard	8
Rear yard	15
Maximum Standards	
Height (m)	15

Conditions:

1. Subject to all other applicable requirements in Chapters 1, 2, 4, 5, 6, 7, 8, and Appendices of the Development Regulations.
2. No permanent structures can be constructed in the Environmental Sensitive zone, except for small-scale structures or those required for monitoring the environmental value being protected by the zone designation and uses associated with scientific research into site sensitivity.
3. Motorized trails are a discretionary use in the Environmental Sensitive Area zone.

3.5 PROTECTED WATER SUPPLY ZONE

USE ZONE TABLE PROTECTED WATER SUPPLY AREA	
PERMITTED USE CLASSES - Subject to Conditions 1 and 4	DISCRETIONARY USE CLASSES
<ul style="list-style-type: none"> -Environmental Protection Area (4.5.1) -Cottage (4.7.7) – refer to condition 5 -Forestry (4.4.7) - Natural Resource Use (4.4.14) -Commercial Agriculture (4.2.1) -Resort (4.3.25) -Accessory Uses and Buildings (5.1 & 5.2) -Uses set out in 2.3.2.5 	<ul style="list-style-type: none"> -Mineral Working (4.4.13) -Mineral Exploration – development (4.4.12)

Conditions:

1. All land use and development activities within a designated Protected Water Supply under the Water Resources Act must be referred to the Water Resources Division of the provincial government for review and approval. No development is allowed without Water Resources approval. Refer to sections 4.1.10 Water Body Protection for more information regarding provincial government requirements.
2. Subject to all other applicable requirements in Chapters 1, 2, 4, 5, 6, 7, 8, and Appendices of the Development Regulations.
3. Any work within this designated Protected Public Water Supply Area must comply with this Department's Policy for Land and Water Related Developments in Protected Public Water Supply Areas: http://www.env.gov.nl.ca/env/waterres/regulations/policies/water_related.html.

1. No development other than vegetation can occur within the following buffers:

<u>Water Body</u>	<u>Width of Buffer Zones</u>
Intake pond or lake	a minimum of 150 metres
River intake	a minimum of 150 metres for a distance of one km upstream and 100 m 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

2. Cottage development is limited to remote cottages only; no cottage subdivision development is allowed in this zone.

3.6 WELLHEAD PROTECTED AREA ZONE

USE ZONE TABLE WELLHEAD PROTECTED AREA ZONE	
PERMITTED USE CLASSES	DISCRETIONARY USE CLASSES
<ul style="list-style-type: none"> -<i>Environmental Protection (4.5.1)</i> -<i>Uses set out in 2.3.2.5</i> 	<ul style="list-style-type: none"> -<i>Single detached dwelling (4.7.1)</i> -<i>Mineral Working (4.4.13)</i> -<i>Mineral Exploration – development (4.4.12)</i> -<i>Accessory Uses and Buildings (5.1 & 5.2)</i>

Conditions:

1. All land use and development activities within a designated Wellhead Protected Area under the *Water Resources Act, 2002* must be referred to the Water Resources Division of the provincial government for review and approval. No development is allowed without Water Resources approval. Refer to sections
2. A 100 m buffer around a Wellhead Protected area is identified on the Land Use zoning map and all land use development must be referred to the Water Resources Management Division.
3. Subject to all other applicable requirements in Chapters 1, 2, 4, 5, 6, 7, 8, and Appendices of the Development Regulations.

3.7 INDUSTRIAL ZONE

USE ZONE TABLE: INDUSTRIAL	
PERMITTED USES	DISCRETIONARY USES
<ul style="list-style-type: none"> -Industrial – General (4.4.8) -Industrial – Light (4.4.10) -Industrial – Mall (4.4.11) -Fishery-related Use (4.4.6) -Natural Resource-related Industries (4.4.14) -Protective and Emergency Services (4.6.3) -Accessory Uses and Buildings (5.1 & 5.2) -Uses set out in 2.3.2.5 	<ul style="list-style-type: none"> -Energy Generation Facilities (4.4.5) -Wind Turbine Generator (4.4.18) -Marina (4.3.18) -Contractor – General (4.4.4) -Composting Facility (4.4.3) -Solid Waste -Recycling/Disposal/Composting Site (4.4.17) -Accessory residential use (see condition 2)

Conditions:

1. Subject to all other applicable requirements in Chapters 1, 2, 4, 5, 6, 7, 8, and Appendices of the Development Regulations.
2. An accessory residential use is only allowed in industrial buildings with a floor area over 929 m².

INDUSTRIAL ZONE DEVELOPMENT STANDARDS	
Minimum Standards	
Building line setback (m)	At the discretion of Council
Side yard. (m)	5
Flanking yard (m)	8
Rear yard (m)	15
Maximum Standards	
Height (m)	15

3.6 WELLHEAD PROTECTED AREA ZONE

USE ZONE TABLE WELLHEAD PROTECTED AREA ZONE	
PERMITTED USE CLASSES	DISCRETIONARY USE CLASSES
<ul style="list-style-type: none"> -<i>Environmental Protection (4.5.1)</i> -<i>Uses set out in 2.3.2.5</i> 	<ul style="list-style-type: none"> -<i>Single detached dwelling (4.7.1)</i> -<i>Mineral Working (4.4.13)</i> -<i>Mineral Exploration – development (4.4.12)</i> -<i>Accessory Uses and Buildings (5.1 & 5.2)</i>

Conditions:

1. All land use and development activities within a designated Wellhead Protected Area under the *Water Resources Act, 2002* must be referred to the Water Resources Division of the provincial government for review and approval. No development is allowed without Water Resources approval. Refer to sections
2. A 100 m buffer around a Wellhead Protected area is identified on the Land Use zoning map and all land use development must be referred to the Water Resources Management Division.
3. Subject to all other applicable requirements in Chapters 1, 2, 4, 5, 6, 7, 8, and Appendices of the Development Regulations.

3.7 INDUSTRIAL ZONE

USE ZONE TABLE: INDUSTRIAL	
PERMITTED USES	DISCRETIONARY USES
<ul style="list-style-type: none"> -Industrial – General (4.4.8) -Industrial – Light (4.4.10) -Industrial – Mall (4.4.11) -Fishery-related Use (4.4.6) -Natural Resource-related Industries (4.4.14) -Protective and Emergency Services (4.6.3) -Accessory Uses and Buildings (5.1 & 5.2) -Uses set out in 2.3.2.5 	<ul style="list-style-type: none"> -Energy Generation Facilities (4.4.5) -Wind Turbine Generator (4.4.18) -Marina (4.3.18) -Contractor – General (4.4.4) -Composting Facility (4.4.3) -Solid Waste -Recycling/Disposal/Composting Site (4.4.17)

Conditions:

1. Subject to all other applicable requirements in Chapters 1, 2, 4, 5, 6, 7, 8, and Appendices of the Development Regulations.

INDUSTRIAL ZONE DEVELOPMENT STANDARDS	
Minimum Standards	
Building line setback (m)	At the discretion of Council
Side yard. (m)	5
Flanking yard (m)	8
Rear yard (m)	15
Maximum Standards	
Height (m)	15

3.8 PUBLIC/INSTITUTIONAL ZONE

USE ZONE TABLE PUBLIC/INSTITUTIONAL ZONE	
PERMITTED USES	DISCRETIONARY USES
<ul style="list-style-type: none"> -Institutional/Public Uses – All (4.6) EXCEPT stand-alone cemetery, Crematoria; - Open Space, Park and Trails -Accessory Uses and Buildings (5.1 & 5.2) -Uses set out in 2.3.2.5 	<ul style="list-style-type: none"> -Club and lodge (4.3.11) -Outdoor Market (4.3.22) -Hostel (4.3.31) -Restaurant-Mobile Take-out and Vendor only (4.3.26)

PUBLIC INSTITUTIONAL ZONE DEVELOPMENT STANDARDS	
Minimum Standards in Metres (m):	
Building line setback	At the discretion of Council
Side yard	5
Flanking yard	8
Rear yard	8-15
Maximum Standards	
Height (m)	15
Coverage (%)	40%

3.9 RESIDENTIAL RURAL

USE ZONE TABLE: RESIDENTIAL RURAL	
PERMITTED USES	DISCRETIONARY USES
<ul style="list-style-type: none"> - Single detached dwelling (4.7.1) -Semi-detached dwelling (4.7.2) -Group Home (4.7.7) -Subsidiary apartment (5.1.2) -Uses set out in 2.3.2.5 -Urban agriculture (4.2.2) 	<ul style="list-style-type: none"> -Convenience store (4.3.13) -Home business (5.4.3) -Outdoor Market (4.3.22) -Retail (4.3.27) -Public Gathering Places-Indoor (4.6.4) -Garden Suite (4.7.3)

SITE DEVELOPMENT STANDARDS: RESIDENTIAL RURAL				
Standards:	Single Detached Dwelling		Semi-Detached Dwelling	
	No services provided	One service: water	No services provided	One service: water
Lot area (m ²)	4047	2024	6060	4047
Frontage (m) *	30	23	30	30
Building Line Setback (m)	8	8	8	
Side yard Width (m)	5	5	3	3
Side yard, Flanking (m)	15	15	15	15
Rear yard Depth* (m)	15	15	6	6
Height	10	10	10	10

***Note:** where a residential development abuts a waterway reservation and the property cannot be otherwise developed although it meets the frontage and lot area requirements of this One, the minimum rear yard shall be 5 metres measured from the rear property line or reservation., whichever is greater.

Conditions:

Subject to all other applicable requirements in Chapters 1, 2, 4, 5, 6, 7, 8, and Appendices of the Development Regulations.

Site Development Standards for Discretionary Uses:

1. Must meet standards for Single Detached Dwelling;
2. Must comply with buffers/separation distances set out in 4.1.3.

3.10 RESIDENTIAL – SERVICED ZONE

USE ZONE TABLE: RESIDENTIAL – SERVICED	
PERMITTED USES	DISCRETIONARY USES
<ul style="list-style-type: none"> - Single detached dwelling (4.7.1) - Semi-detached dwelling (4.7.2) - Group Home (4.7.8) - Uses set out in 2.3.2.5 	<ul style="list-style-type: none"> - Garden Suite (4.7.3) - Townhouse (4.7.4) - Infill lot (2.4.2) - Apartment (4.7.5) - Convenience store (4.3.13) - Home business (5.4) - Urban agriculture (4.2.2)

SITE DEVELOPMENT STANDARDS: RESIDENTIAL -SERVICED					
Standards:	Single Detached Dwelling	Semi-Detached Dwelling	Single detached dwelling on an Infill lot (2.4.2)	Townhouse	Multi-Unit (Apt)
	Minimum Standard:				
Lot area (m ²)	465	390*	372	260*(average)	-
Floor area (m ²)	80	80*	65	65*	65*
Frontage (m) *	15	24	12	7	25
Building Line	5-7**	5-7	5-7	5-7	6
Side yard Width (m)	1.5/3	1.5/3	1.5/3	3	7.5
Rear yard (m)	6	9	6	7	7.5
Depth (m)	28	-	-	-	-
	Maximum Standards				
Lot Coverage (%)	40%	33	40%	38	40%
Height (m)	10	10	10	12	-

*Per unit **Note that a staggered setback is permitted for a more visually interesting streetscape.

Conditions:

1. Subject to all other applicable requirements in Chapters 1, 2, 4, 5, 6, 7, 8, and Appendices of the Development Regulations.
2. No mobile homes or modular homes will be permitted in this zone, unless a Mobile or Modular Home Park or Subdivision is created;

3. Support the siting of higher density residential buildings in locations near and adjacent to existing central facilities of the Town, wherever feasible.
4. Site Development Standards for Non-residential uses:
 - a. Must meet standards for Single Detached Dwelling (as noted above) or Commercial Use (4.2), whichever is greater;
 - b. Must comply with buffers/separation distances set out in 4.1.3.

3.11 RURAL ZONE

USE ZONE TABLE : RURAL ZONE	
PERMITTED USES	DISCRETIONARY USES
<ul style="list-style-type: none"> -Commercial Agriculture (4.2.1) -Forestry Activities (4.4.7) -Mineral Exploration – development t (4.4.12) -Mineral Working (4.4.13) -Accessory Uses and Buildings (5.1 & 5.2) -Uses permitted in all zones (2.3.2.5) 	<ul style="list-style-type: none"> -Aquaculture (4.4.1) -Natural Resource-Related Uses (4.4.14) -Industrial – General (4.4.8) -Industrial-Heavy/Hazardous (4.4.9) -Cemetery (4.6.1) -Campground (4.3.9) -Contractor- General (4.4.4) -Public Gathering – Outdoor (4.6.5) -Amusement Park/Attraction (4.3.1) -Salvage/scrap yard (4.4.15) -Cottage (4.7.6) -Kennel (4.2.2.4), -Resort (4.3.25) -Marina (4.3.18) -Single detached dwelling only in association with a permitted use (4.2.1) -Wind turbine (4.4.18)

Conditions:

1. Subject to all other applicable requirements in Chapters 1, 2, 4, 5, 6, 7, 8, and Appendices of the Development Regulations.

3.12 AGRICULTURE ZONE

USE ZONE TABLE AGRICULTURE ZONE	
PERMITTED USES	DISCRETIONARY USES
<ul style="list-style-type: none"> -Commercial Agriculture (4.2.1)- See Condition 2) - Forestry (4.4.7) -Accessory Uses and Buildings (5.1 & 5.2) -Uses set out in 2.3.2.5 	<ul style="list-style-type: none"> -Outdoor Market (4.3.22) -Mineral exploration – development (4.4.13) -Natural Resource-Related Uses (4.4.15) -Kennel (4.2.2.4), -Residential: Single detached dwelling only in association with a permitted use (4.2.1)

Conditions:

3. Subject to all other applicable requirements in Chapters 1, 2, 4, 5, 6, 7, 8, and Appendices of the Development Regulations.

4.0 LAND USE AND DEVELOPMENT DEFINITIONS AND STANDARDS

4.1 GENERAL CONDITIONS APPLICABLE TO ALL DEVELOPMENT

4.1.1 Access

Definition: 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 (*definition from the Minister's Development Regulations*).

Development Standards

1. All development shall front on a publicly maintained road.
2. An access on a municipal road shall be located as specified by the Council.
3. All access on a provincial highway is determined by the Department of Transportation and Works (Note: access permits are administered by Service NL).
4. No vehicular access shall be closer than 10 metres to the street line of a street intersection of a local road, or 20 metres to the street line of a street intersection in the case of a collector or arterial road.
5. The Council may require the provision of service streets to reduce the number of individual accesses to an adjacent street.
6. The following types of development may be allowed on lots that front onto a private road, provided that arrangements are made for the maintenance of the road, but that the road is not maintained by a Council at public expense:
 - commercial rental cottages;
 - seasonal commercial uses related to tourism;
 - resort developments;
 - seasonal cottage developments not intended for permanent residential use; and,
 - vacant land condominium subdivisions.

4.1.2 Archaeological Sites

If an archaeological site or artefact is discovered during development of a property, the development shall stop and Council will consult with the Provincial Archaeology Office of the Department of Tourism, Culture and Recreation. Development shall not proceed until the Provincial Archaeology Office has evaluated the site or authorized the development to proceed.

Before approval is granted for a major development such as a subdivision or a new commercial or public building, the application will be referred to the Provincial Archaeology Office for comments

4.1.3 Buffers/Separation Distances Between Land Uses

Definition: means a berm, wall or opaque fence, row of trees or shrubs, hedge, fence, or distance separation that provides a barrier between incompatible sites, uses or districts intended to obstruct or reduce the noise, lighting glare, unsightly views or any other nuisance of one land use or property onto another.

Standards:

1. The Council may require landscaping and screening buffers for a proposed development in order to provide:
 - a. an acoustic barrier;
 - b. an attractive visual continuity and appearance between developments or on an individual site;
 - c. delineation of an area; and
 - d. protection for the natural environment.
 - i. a screen or separation between different or incompatible uses, principally between residential and non-residential uses, which will consist of either a screen of a minimum height of 1.8 metres, or a buffer of 10 metres between residential and industrial, and 3 metres between residential and commercial;
 - ii. where an industrial, commercial or civic development permitted in any Use Zone abuts a street that is used as an access into a residential area or zone, a structural barrier or fence may be required in the flanking street side yard by Council and the structure or barrier shall be maintained by the owner or occupier of the property to the satisfaction of Council;
1. The Nu-Mink enterprise is a fur farm regulated by the Department of Fisheries and Land Resources and it is considered an agricultural use. The Land Resource Stewardship Division applies a 1.5 km Mink Farm buffer referral radius from the farm site to ensure that proposed development does not create conflict. This referral buffer is shown on the Land Use Map and any development proposals within this buffer must be referred to the Land Resource Stewardship Division for review.

Separation Between Non-Residential Uses and Residential Uses		
Non-residential uses:	Buffer (m)	Mandatory (M) or Recommended ((R)
Agriculture – farm operation for livestock	600	M
Amusement establishment	45	R
Auto repair, body repair, car wash	20	R
Bar, club, lodge,	100	R
Cottage	-	At discretion of Council
Industrial – general and hazardous	100	R
Industrial – light	10	R
Kennel - > 4 dog runs	215	R
Kennel – four or fewer dog runs	100	R
Mineral working	300	M
Public institutional	3	R
Restaurant – drive through	3	R
Salvage/scrap yard	200	M
Solid waste recycling/disposal & composting sites	300	R

Other Separation Buffers		
Uses	Separation distance in metres	Mandatory (M) or Recommended
Agriculture farm operation	45 from Centerline of Street	M
Cottage	30 m from Watercourse	M
Mineral working -where the municipal authority is satisfied that the mineral working will not adversely affect the specified adjacent use, mineral working may be permitted closer than the minimum separation distance or buffer specified	150 m from proposed development	M
	90 m from Designated Protected Road	M
	50 m from Local public roads	M
	50 m Commercial, public & institutional uses	M
Salvage/scrap yard	100 m from Existing/future commercial areas	M
	25 m Public highway or street	M
	50 m from Watercourse/water body	M
Solid waste recycling/disposal and composting sites	150 m from Potential development areas	R
	50 m from Watercourse/ water body	M
	90 m Class I and II Protected Roads	M
	50 m from Class III and IV Protected Roads & local roads	M

4.1.4 Comprehensive Development

Definition: Comprehensive Development means an integrated development which may involve a single use class or a mix of use classes or a mix of uses that responds to a unique market opportunity and involves special development standards not otherwise permitted in the zone. The most common example of a comprehensive development is a vacant land condominium/bare strata development consisting of a contiguous area to be planned, developed, operated, and maintained as a single entity and containing one or more structures with common areas that belong to them, such as a box store complex, resort, multi-unit residential.

A comprehensive development may be approved by Council in any zone as a development and/or subdivision on public or private services, subject to the following requirements:

Conditions:

1. Required to submit a Comprehensive Development plan (2.2.4);
2. A comprehensive development must front on to a public road and comply with use requirements of the Zone within which it is located. Notwithstanding the requirement for serviced development, if municipal services are not feasible to the standard required by the Town, the provision of on-site services must meet requirement of provincial agencies, in particular, Water Resource Management Division and Service NL;
3. Roads and services provided in a comprehensive development whether they are publicly or privately owned, may be treated as if they were public roads, public services and public utilities for the purpose of approvals by the Authority and other agencies.
4. the development and/or subdivision shall comply with the requirements of the Integrated Community Sustainability Municipal Plan or any scheme adopted under it, and with the zoning for the site as it pertains to land use, height, and have a suitable relationship to nearby land uses in respect to appearance, traffic requirements, and demands on municipal services; and,
5. a Development Agreement having a Comprehensive Development Plan attached thereto, satisfactory to Council, between the owners of the land and the Town shall be registered in the Registry of Deeds of Newfoundland and Labrador, controlling the use and development of such land.

4.1.5 Crown Land

Definition: Crown land has the meaning as set out in the *Lands Act, 1991*.

Conditions:

The use of Crown land is subject to the Town of Cox's Cove Municipal Plan and Development Regulations, including zoning and permitting requirements.

4.1.6 Federal and Provincial Government Requirements

Wherever possible, the requirements of the federal and provincial agencies have been incorporated into the development standards; however, given that these change over time and other exigencies, applicants are responsible to ensure that all appropriate federal and provincial permits and approvals have been secured prior to the use and/or development of land within the planning area boundary.

4.1.7 Nuisance

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 Council and any other authority having jurisdiction.

4.1.8 Soil Removal, Soil Deposit and Site Grading

No development permit for removal or deposit of soil, or the excavation and removal of excavated material or grading is required if it is part of an approved development project or affects less than 125 m³ of soil, sand, gravel, rock or other substance down to and including bedrock. All other cut or fill work, excavation and removal and deposit of material or grading requires a development permit under these Regulations.

Removal or deposit of soil, or the excavation and removal of excavated material or grading which requires a development permit provided the work is based on a grading plan, will result in an improved site for use classes permitted in the Zone where it is located, and meets the following conditions:

- a. land intended for the activity or grading has a slope of less than 25%;
- b. resulting slopes are stable and without hazards;
- c. when the work is completed, the area affected shall be covered with topsoil and other necessary material for vigorous plant growth and planted with appropriate vegetation;
- d. The use is clearly a subsidiary use to the residential use, and
- e. drainage must be provided to the satisfaction of Council and will be designed so as not to impair existing surface drainage nor to create erosion either on the site or on adjacent sites.

Restrict development in environmentally sensitive areas, such as steep slopes and areas prone to landslides and rockfall.

4.1.9 Flood Risk Overlay

The Land Use Zoning mapping shows the location of the 1 in 20-year and 1 in 100-year flood zone as determined by the Water Resources Management Division of the Department of Municipal Affairs and Environment as a zoning overlay which affects various other zones in the community. For new developments in particular, the following requirements shall be considered.

For Work near or in a Body of Water Adjacent to or Within Flood Risk Area, the following applies:

1. Prior to the start of construction, the proponent must apply for and obtain a permit under the Water Resources Act, 2002, specifically Section 48
<http://assembly.nl.ca/Legislation/sr/statutes/w04-01.htm> for any work within any designated flood risk area prior to the start of construction;

Any work within designated flood risk areas must comply with this Department's Policy for Flood Plain Management: http://www.env.gov.nl.ca/env/waterres/regulations/policies/flood_plain.html
(Contact: Manager, Hydrologic Modelling Section - (709) 729-2295)

The following tables and requirements are excerpted from the Departmental 'Policy for Flood Plain Management': *Table 1 below indicates whether not project categories are permitted in each of the defined flood plains.*

USE ZONE TABLE – FLOOD RISK ZONES				
Category	All Flood Plains	WHERE FLOOD PLAINS ARE DESIGNATED		
		Floodway (1in20-year Zone)	Floodway Fringe (1in100-year Zone)	Climate Change Flood Zone
Temporary alterations	Permitted	Permitted	Permitted	Permitted
Non-structural uses	Permitted	Permitted	Permitted	Permitted
Structures related to use of water resources	Permitted	Permitted	Permitted	Permitted
Minor structural or other projects	Permitted	Permitted with conditions*	Permitted with conditions*	Permitted with conditions*
Other structures not used primarily for residential	Permitted with conditions*	Permitted with conditions*	Permitted with conditions*	Permitted with conditions*
Industrial Uses related to shipping (marine only)	Permitted with conditions*	Permitted with conditions*	Permitted with conditions*	Permitted with conditions*
Other industrial and commercial	Not Permitted	Permitted with conditions**	Permitted with conditions*	Permitted with conditions*
Institutional	Not Permitted	Not Permitted	Not Permitted	Not Permitted
Residential and other institutional	Not Permitted	Not Permitted	Permitted with conditions*	Permitted with conditions*
Hydraulic Structures	Permitted	Permitted	Permitted	Permitted

*In Table 1 where projects may be permitted with conditions, the following conditions will apply:

- the ground floor elevation of the structure is higher than the 1 in 100-year flood level and the climate change flood zone (where designated), and,

- the structure will not interfere with the flow of water or displace water such that it creates a worse flooding situation for other properties, and,
- the structure and the associated utilities must be designed and constructed in accordance with the approved flood proofing guidelines of the Department and entrances and exits from the building can be safely used without hindrance in the event of a flood, and,
- the proposed use of the facility and site will not involve any storage of pollutants such as fuels, chemicals, pesticides etc., and,
- additional conditions which may be appropriate for specific projects and included in a permit issued under Section 48 of the Act.

****Projects Permitted in Coastal Floodway Where Flood Plains Are Designated**

In order to accommodate tourism activities in coastal areas, such as eateries, attractions, tourist information booths, tour headquarters etc., in Table 1 if the floodway (1 in 20-year zone) flooding in a coastal community is primarily due to backwater effects of the ocean and extreme high tides and consequently the flow velocities in the floodway are low, the following conditions will apply:

- only a tourism related structure and the associated utilities are permitted. The tourism related structures and the associated utilities does not include accommodations such as motels or hotels, and,
- the tourism related structure and the associated utilities would not be eligible for flood disaster compensation, and,
- the ground floor elevation of the structure is higher than the 1 in100-year flood level and the climate change flood zone (where designated), and,
- the structure will not interfere with the flow of water or displace water such that it creates a worse flooding situation for other properties, and,
- the structure and the associated utilities must be designed and constructed in accordance with the approved flood proofing guidelines of the Department and entrances and exits from the building can be safely used without hindrance in the event of a flood, and,
- the proposed use of the facility and site will not involve any storage of pollutants such as fuels, chemicals, pesticides etc., and,
- additional conditions which may be appropriate for specific projects and included in a permit issued under Section 48 of the Act.

In general, it is the policy of the Department of Municipal Affairs and Environment (“the Department”) that flood plains and the buffer zone be preserved and left in their natural state. Recognizing that this is an ideal that would hinder significant benefits that could be derived from certain development in a flood plain and outweigh all risk of loss, damage or peril, this policy for flood plain management views any application to avail of land in flood risk areas in decreasing order of preference. These preferences are referred to hereafter as project categories.

- Temporary alterations in a buffer zone, a climate change flood zone, a designated floodway fringe, a flood plain, a designated floodway, and lastly, the body of water itself.
- Non-structural uses such as open space recreation, pasture, and wildlife habitat enhancement.
- Structures related to use of water resources such as wharves, slipways, boathouses, pumping stations, storm or sewerage discharges.

- Minor structural or other projects where only soil disturbance is involved such as constructed trails, pipelines, transmissions lines, roads, etc., assuming there will be no change in the grade of the land.
- Other structures not used primarily for residential, commercial, industrial or institutional purposes where there will be a change in grade but not a building.
- Industrial uses related to the marine shipping or fishing industries.
- Other industrial and commercial development.
- Institutional developments such as hospitals, senior citizens homes, homes for special care or schools where flooding could pose a significant threat should evacuation become necessary.
- Residential and other institutional development.

Additions and Modifications to Existing Development

Additions, modifications, enhancements and improvements to existing structures where there is an increase in the floor area within the flood plain, will be assessed for suitability in the same way as the project category as a whole.

In addition to the requirements of this policy, it is important to note that the 15 m buffer around water bodies is interpreted in the following manner in relation to designated 1 in 20-year and 1 in 100-year flood areas: the 15 m buffer is counted from the edge of the floodway fringe; a section 48 permit under the Water Resource Act is required for any infilling within 15 m.

The minimum elevation for new development in the flood risk zones according to provincial policy which states that the living area for a house must be constructed at a minimum of 0.6 m above the estimated 1 in 100-year flood elevation or climate change flood elevation for the area.

-End of excerpt-

4.1.10 Elevation requirement for buildings adjacent to the ocean

All land development proposed to be located adjacent to the ocean shall additionally maintain a minimum building elevation for habitable floor-space, and for the placement of electrical services, at a minimum elevation of 2.5m above the high-water mark of the ocean.

4.1.11 Residential development in 1 in 100-year flood areas

In addition, the following requirement applies to new residential development: The living area for the house must be constructed at a minimum of 0.6 m above the estimated 1 in 100-year flood elevation or climate change flood elevation of the area

4.1.12 Tree planting in new developments

The Town shall review future land development proposals, in part, from the perspective of impact and benefit to the natural and visual environment. Where deemed necessary on land development sites where tree removal has occurred, tree replanting may apply.

4.2 AGRICULTURE LAND USE CLASS

4.2.1 Commercial Agriculture:

Definition: Commercial Agriculture means a farm operation as specified in the *Farm Practices Protection Act, 2000*.

Conditions:

1. No structure for a Livestock and Poultry Farm Operation shall be erected or used unless it complies with the following conditions. (Environmental Farm Practices Guidelines for Livestock Producers in Newfoundland and Labrador and Environmental Farm Practices Guidelines for Poultry Producers in Newfoundland and Labrador);
2. The structure shall be at least six hundred metres (600 m) from:
3. a residence (except a farm residence or a residence which is a nonconforming use in any zone in which agriculture is a permitted use class in the Use Zone Schedules of these Regulations),
4. an area designated for residential use in an approved Plan, and
5. a Provincial or Federal Park.
6. The structure shall be at least forty-five metres (45 m) from the boundary of the property on which it is to be erected.
7. The structure shall be at least ninety metres (90 m) from the centre line of a street.
8. The erection of the structure shall be approved by the Agri-foods Division, Government of Newfoundland and Labrador.
9. Manure storage must be located 100 m from the boundary of the property; Service NL must approve all manure systems
10. No development for residential use shall be permitted within six hundred metres (600 m) of an existing structure designed to contain more than five animal units unless the development is first approved by the Agri-foods Division, Government of Newfoundland and Labrador.
11. Required to submit the equivalent of a Comprehensive Development plan application (2.2.2 & 2.2.4) which in could consist of a Farm Business Plan for agriculture proposals;
12. Approvals must be obtained from the Agri-foods Division, Government of Newfoundland and Labrador for any commercial farming operation.
13. The 'mink farm buffer' shown as an overlay on the Land Use Zoning map around NuMink operations indicates areas where a referral is required to the Land Resource Stewardship Division for any proposed development application to ensure that adequate consideration is given to prevent potential conflict between non-compatible uses.

4.2.2 Urban Agriculture

Definition: Urban Agriculture means non-farm operation agricultural activities that are compatible within a developed urban setting, such as some residential and mixed-use zones, and includes: horticulture, vegetable growing, fruit growing, and the use of land as market gardens, nursery grounds, and community gardens, and the keeping of domestic animals, such and livestock, poultry and dogs.

General Conditions:

1. Urban agricultural uses must meet the requirements for a home business (refer to section 5.3 below)
2. A permit is not required for any residential market or home gardening that does not involve permanent structures, on-site sales, or keeping of animals.

4.2.2.1 Community Garden

A community garden use shall be:

1. community gardens are to be maintained in a neat and tidy fashion; and
2. all disturbed areas not comprising the area of the community garden are to be reinstated with a minimum of grass sods to the satisfaction of the Town.

4.2.2.2 Livestock and Poultry Standards

1. For every 0.4 hectare (with a minimum of 0.4 hectares), allow only one of any of the following:
 - 2 of these livestock species: cow, bull, horse, mule, ass, swine or llama, and includes their young;
 - 6 sheep/goats;
 - 12 head of poultry (excluding roosters);
 - 12 rabbits; and,

On lots smaller than 0.4 hectares, but greater than 669 m² = 4 chickens, no roosters.

4.2.2.3 Kennel

Definition: means a building or portion thereof used for the keeping or boarding of more than eight (8) domestic animals, excluding livestock, kept for the purposes of commercial breeding or showing, or for personal use, with or without veterinary care, and includes an animal shelter.

Conditions:

1. appropriate noise and separation measures shall be incorporated into the development to reduce noise impact on surrounding properties;
2. the outside perimeter of all areas related to the kennel where animals are kept shall be enclosed by a solid fence or fence and a solid hedge at least 1.8 m in height to screen the areas from adjacent properties;
3. the kennel must be located on a lot of 2 hectares or more;
4. all buildings related to the kennel shall contain at least 8 cm (3 inches) of insulation in all exterior walls and ceiling for the purpose of soundproofing;

5. all buildings, pens and runs shall be sited not less than 15 m from any property line, and 90 m from any residence except the kennel site; and,
6. Council shall be satisfied that the kennel shall not impact upon surrounding residential neighbourhoods.

4.3 COMMERCIAL LAND USE CLASS

This class includes land uses and development for activities providing for the sale of goods and services. Generally, the Use Zone standards apply; however, as required, specific conditions are tailored to the activity and associated traffic in order to address public health, safety and conservation issues and achieve the intent of the community of the land use zone in which the activity is located.

4.3.1 Amusement Establishment/Use

Definition: means the use of land or a building or a part thereof used by the public for indoor non-sport games including but not limited to, billiard and pool halls, bingo hall, mechanical amusement games (more than three game machines), video games. It does not include those on the premises of a hotel or bar.

Conditions:

1. Must meet Use Zone Site Development Standards;

4.3.2 Amusement Park/Attraction

Definition: means an outdoor area where buildings or structures may be permanently or temporarily erected for the purpose of amusement, entertainment or education of a large number of people, including, but not limited to, a circus, carnival, midway show, race-track, sideshow, fairgrounds, or similar exhibition which may have mechanically or electrically operated amusement rides or games, and theme parks.

Conditions:

1. Required to submit a Comprehensive Development plan application (2.2.2 & 2.2.4);
2. Must meet Use Zone Site Development Standards or explain exceptions in the plan;
3. Appropriate noise and separation measures shall be incorporated into the development to reduce noise impact on surrounding properties;

4.3.3 Auto Body Shop:

Definition: A building or a clearly defined space on a lot used for the storage, repair and servicing of motor vehicles including, but not limited to, body repair and painting but does not include a service station or an automobile repair shop or an automotive sales establishment.

Conditions:

1. Must meet Use Zone Site Development Standards;
2. Must be 20 m from a residential lot;

3. Appropriate noise and separation measures shall be incorporated into the development to reduce noise impact on surrounding properties.
4. There shall be no outdoor storage of inoperable vehicles on the premises and no scrapping of vehicles shall be permitted.
5. Must apply measures to minimize any noise, spray or fumes through the installation of appropriate equipment; and all waste fluids and tires shall be disposed of in accordance with applicable provincial regulations;
6. Appropriate noise and separation measures shall be incorporated into the development to reduce noise impact on surrounding properties.

4.3.4 Automotive Repair Shop

Definition: An automotive repair shop means a development for the servicing and repair of motor vehicles. This definition includes but is not limited to transmission repair shops, muffler repair shops, tire shops, automotive glass shops, auto body repair, painting and detailing, and automotive upholstery shops, but does not include an automotive sales establishment, a service station, or salvage or wrecking and recycling yard.

Conditions:

1. Must meet Use Zone Site Development Standards;
2. Appropriate noise and separation measures shall be incorporated into the development to reduce noise impact on surrounding properties;
3. There shall be no outdoor storage of inoperable vehicles on the premises and no scrapping of vehicles shall be permitted;
4. Outline measures to minimize any noise, spray or fumes through the installation of appropriate equipment; and all waste fluids and tires shall be disposed of in accordance with applicable provincial regulations;
5. A minimum buffer between residential use and vehicle repair, body repair, car wash shall not be located closer than 20m from residential use; and,
6. A parking area abutting a residential lot shall be appropriately screened by a fence, wall, or hedge of height not less than one (1) metre and located a minimum distance of 1 metre from the edge of the parking area.

4.3.5 Automotive Sales and Service Establishment

Definition: Automotive Sales and Service Establishment means a lot, building or structure used for the display and sale of new or new and used motor vehicles, including trucks and mobile homes; and may include the servicing, repair, cleaning, polishing, and lubrication of motor vehicles; the sale of automotive accessories and related products; and the leasing or renting of motor vehicles.

Conditions:

1. The developer shall submit to Council an acceptable Comprehensive Development plan application (2.2.2 & 2.2.4) including the following:
 - a. the number and location of parking spaces,

- b. ingress and egress of the parking lot,
 - c. motor vehicle circulation pattern around the lot,
 - d. location of any building on the lot,
 - e. area to be landscaped and screened and the type of landscaping to be used, and
 - f. customer parking in accordance with these regulations.
2. The automotive sales use shall have a principal building on the lot in which the business is conducted. The principal building will include washroom facilities and shall be connected to municipal water and sewer services where such services exist. Where municipal water and sewer services do not exist, the washroom facilities of the principal building shall be approved by and meet the requirements of the Provincial Department of Health.
 3. The automotive sales lot shall be paved and shall provide drainage, lighting, curbs, and landscaping in accordance with the requirements of Council;
 4. Appropriate noise and separation measures shall be incorporated into the development to reduce noise impact on surrounding properties;
 5. The automotive sales use shall be licensed under the Automobile Dealers Act prior to the use commencing.

4.3.6 Bar

Definition: A Bar means a development licensed for the sale of alcoholic beverages to the public, for consumption within the premises and where entertainment and meals may be provided. Typical Uses include, but are not limited to, dance clubs, cabarets, nightclubs, lounges, tavern, neighbourhood pubs and bars, beverage rooms, private clubs, cocktail lounges, and similar uses.

Conditions:

1. Must meet Use Zone Site Development Standards;
2. Must be 100 m from a residential lot
3. Appropriate noise and separation measures shall be incorporated into the development to reduce noise impact on surrounding properties;

4.3.7 Building Supply Store

Definition: A Building supply store means a building or land on which building and construction supplies and home improvement materials are kept for sale.

Conditions:

1. Must meet Use Zone Site Development Standards; and,
2. Appropriate noise and separation measures shall be incorporated into the development to reduce noise impact on surrounding properties;

4.3.8 Business Support Service

Definition: A business support service means development used to provide support services to businesses which are characterized by one or more of the following features: the use of mechanical equipment for printing, duplicating, binding or photographic processing; the provision of office

maintenance, custodial or security service, and the sale, rental, repair or servicing of office equipment, furniture and machines.

Conditions:

1. Must meet Use Zone Site Development Standards
2. Appropriate noise and separation measures shall be incorporated into the development to reduce noise impact on surrounding properties;

4.3.9 Campground, including RV campgrounds

Definition: Campground (including RV campground) means a public or privately-operated facility offering overnight to seasonal camping experiences for 3 or more tent sites or serviced recreational vehicle sites and including accessory administrative offices, convenience store, laundry facilities, sanitary facilities, recreational hall and associated recreational uses that cater to short-term guests, not to year-round residents and does not include industrial, work or construction camps or permanent mobile home or mini-home parks;

Conditions:

1. A proposed campground, including trailer and Recreational Vehicle park, will require a Comprehensive Development plan application (2.2.2 & 2.2.4) satisfactory to Council containing the following information:
 - a. Location and size of camp and trailer sites
 - b. Internal roads and accesses
 - c. Parking areas
 - d. Accessory uses such as laundry facilities, storage areas, washrooms, showers, convenience store, staff accommodations, and outdoor and indoor recreation facilities
 - e. Water supply and waste disposal
 - f. Landscaping
 - g. Buffers and screening between the site and other nearby land uses
 - h. Delineation of the property to be developed on a legal survey
 - i. Where deemed necessary by Council, a phasing plan for development.
2. On-site water and sewer services must meet minimum standards required by Council and relevant Provincial agencies.
3. Washroom facilities, recreational areas, parking areas, and similar facilities directly associated with the development will not be located on separate properties.
4. All camp sites and on-site facilities that form part of the development will be accessible only via the internal road network of the development.
5. The development permit will specify the maximum number of campsites for different uses such as tents, trailers, and RVs that will be permitted on the site.
6. No expansion or alteration of a campground, other than repairs and maintenance, will take place without the approval of Council.
7. The operation will comply with all bylaws and regulations of Council pertaining to noise and unruly behaviour.
8. Where deemed necessary by Council, a deposit sufficient to cover the cost of buffers and screening shall be deposited with Council until the work is completed in accordance with the approved plan.

4.3.10 Child Care – Non-Residential (note residential child care is under Home business)

Definition: Child Care-Non-residential means a building or part of a building in which personal care services are regularly provided to children for group day care, family day care, pre-school, play school, out-of-school care, specialized day care, and emergency day care, all as licensed and regulated by the Province of Newfoundland and Labrador, but does not include a school as defined by the Schools Act.

Conditions:

1. A Child Care Centre shall be duly licensed and approved, staffed, equipped and operated in accordance with the requirements of the agencies having jurisdiction or authority;
2. The section of the street on which the use is located allows sufficient area and sight distance for the safe and convenient drop off and pick up of children without hindering the safety and convenience of vehicular and pedestrian traffic on the street, or the development provides adequate off-street drop off or pick up spaces satisfactory to Council; and,
3. The use is compatible with nearby uses.

4.3.11 Club and Lodge

Definition: Club and Lodge means a building or structure used by a non-profit association or organization for fraternal, social, or recreational purposes.

Conditions:

1. Must meet Use Zone Site Development Standards - Note that this can also be an Accessory Use (refer to section 5.1)

4.3.12 Contractor, Limited (Small)

Definition: A Contractor (Limited or Small) means a building or part thereof providing services for electrical, plumbing, heating, painting and similar contractor services to individual households including accessory sale of goods associated with this service where all materials are within an enclosed building and there is no accessory manufacturing or fleet of vehicles consisting of more than 4 vehicles.

Conditions:

4. Must meet Use Zone Site Development Standards;
5. Appropriate noise and separation measures shall be incorporated into the development to reduce noise impact on surrounding properties;

4.3.13 Convenience Store

Definition: Convenience store means a building which is used as a retail store providing a range of household and grocery items, and may include postal services, take-out, and may be licensed to sell alcohol, but is not a supermarket.

Conditions:

1. The store may form part of, or be attached to, a dwelling unit or be a stand-alone building;

2. The retail use shall be subsidiary to the residential character of the area and shall not affect residential amenities or adjoining properties;
3. The take-out use shall be subject to the conditions set out in 4.3.26.1;
4. Adequate provision for on-site parking, loading, buffering and landscaping must be provided; and,
5. The hours of operation are appropriate to the nature of the building and surrounding neighbourhood and the operation does not create a nuisance.
6. Must meet Use Zone Site Development Standards;
7. A Take-Out Food Use shall have a parking area or stacking lane with a minimum length before the pick-up window, as determined by Council based on the anticipated on the level of traffic to be generated;
8. Order boards and signage shall be designed to minimize impact on adjacent residential or institutional uses.
9. As determined by Council: A buffer consisting of a sound-proof fence and landscaping may be required adjacent to residential uses. A fence, berm, and landscaping or a combination of these elements shall be used to reduce headlight glare, lighting, and noise from the Take Out; garbage receptacles shall be placed either before the pick-up window or after the pickup window.

4.3.14 Custom Manufacturing Service

Definition: Custom manufacturing service means a building where goods are stored, produced, assembled, or repaired to consumer specifications and sold at retail on the premises and may include, but not limited to, welding, sheet metal, woodworking, flooring and tile contractors, and machine shop.

Conditions:

1. Must meet Use Zone Site Development Standards;
2. Appropriate noise and separation measures shall be incorporated into the development to reduce noise impact on surrounding properties;

4.3.15 Garage, Public

Definition: Garage-Public means a building or place other than a private garage where motor vehicles are kept or stored for remuneration or repair, or a building or place used as a motor vehicle repair shop which does not include any automatic car washing establishment, a motor vehicle sales establishment or an automobile service station.

Conditions:

1. Must meet Use Zone Site Development Standards;
2. Must be located 20 m from residential uses; and appropriate noise and separation measures shall be incorporated into the development to reduce noise impact on surrounding properties;

4.3.16 General Service/Repair

Definition: General Service/Repair means an outlet for servicing, repairing, installing, or renting items and equipment, without limiting the generality of the foregoing, includes the following examples, radio, television, and computer service and repair shops; locksmith shops; small appliance service or repair shops; household and limited contractor service or repair shops; tools and equipment rental shops.

Conditions:

1. Must meet Use Zone Site Development Standards
2. Appropriate noise and separation measures shall be incorporated into the development to reduce noise impact on surrounding properties

4.3.17 Hotel or Inn

Definition: Hotel or Inn means a commercial establishment offering lodging and guest services to travelers and sometimes to permanent residents, and may have restaurants, meeting rooms, conference facilities, a lounge, stores, etc., that are available to the general public. In general, to be called a hotel, an establishment must have a minimum of six letting rooms, at least three of which must have ensuite private bathroom facilities.

Conditions:

1. Required to submit a Comprehensive Development plan application (2.2.2 & 2.2.4)
2. Must meet Use Zone Site Development Standards
- 6.

4.3.18 Marina

Definition: 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.

Conditions:

Marinas shall meet the following requirements:

1. Required to submit a Comprehensive Development plan application (2.2.2 & 2.2.4)
2. Must meet Use Zone Site Development Standards
3. Provide and maintain public access to the shoreline via a walkway, path or trail, located, designed and constructed to the satisfaction of the Council
4. Parking shall be provided for both vehicles and boat trailers with adequate turning areas within the parking lot;
5. Outdoor storage areas for boats or other equipment shall be landscaped and screened to the requirements of the Council;
6. Marinas shall be serviced with a supply of potable water and facilities for the collection and disposal of wastewater in a manner acceptable to the Council;
7. Wharf/Boathouse/Slipway/Breakwater structures shall follow the guidelines for the *Construction and Maintenance of Wharves, Breakwaters, Slipways and Boathouses* which are available at: http://www.env.gov.nl.ca/env/waterres/regulations/appforms/Guidelines_for_Wharves.pdf
8. The Applicant must obtain a permit under of the Water Resources Act, 2002 under Section 48 (<http://assembly.nl.ca/Legislation/sr/statutes/w04-01.htm>) for any infilling or dredging work associated with these structures or other works near or in any body of water prior to the start of construction. Contact: Manager, Water Rights & Investigations Section - (709) 729-4795

4.3.19 Medical or Dental Clinic/Office

Definition: Medical or Dental Clinic/Office means a building or part thereof used by qualified physicians, dentists, osteopaths, counselors, or other drugless practitioners, including their staff and patients, for the purpose of out-patient consultation, diagnosis and office treatment. A medical clinic may include accessory uses such as waiting and treatment rooms, laboratories, dispensaries and administrative offices. A medical clinic does not include accommodation for overnight patient care or operating room facilities.

Conditions:

1. Must meet Use Zone Site Development Standards

4.3.20 Motel

Definition: Motel means an establishment providing accommodation for travelers or the transient public that consists of one or more than one building containing four or more attached accommodation units accessible from the exterior only and may or may not have facilities for serving meals.

Conditions:

1. Required to submit a Comprehensive Development plan application (2.2.2 & 2.2.4)
2. Must meet Use Zone Site Development Standards

4.3.21 Outdoor Commercial Patio

Definition: Outdoor Commercial Patio means any outdoor area used in conjunction with any establishment licensed under the Liquor License Act, where meals or refreshments are served to the public for consumption on the premises.

Conditions:

1. An outdoor commercial patio shall not accommodate more than 50 percent (50%) of the licensed capacity of the restaurant with which the patio is associated, or 50 persons, whichever is the greater.
2. No outdoor commercial patio shall be permitted in any yard facing or abutting a residential zone or abutting a yard or lane facing or abutting a residential zone unless:
 - a. it is located a minimum of thirty metres (30 m) from the residential zone; and
 - b. it is screened and physically separated from the residential zone by a building, structure or wall that is at least two metres (2 m) in height so that noise from the outdoor patio is mitigated.
3. Unless otherwise determined by Council, an outdoor commercial patio shall have a minimum setback of one decimal five metres (1.5 m) from any lot line.
4. The location of an outdoor commercial patio on a lot shall not obstruct the view or path of pedestrian and vehicular traffic that accesses or egresses to or from a street onto or out of the lot.
5. The outdoor commercial patio must not encroach on or eliminate any required parking or loading space, driveway or aisle for the lot on which it is located.
6. The outdoor commercial patio shall be so located on the lot as to not interfere with snow clearing and snow operations of Council.

7. No outdoor commercial patio shall be so located above the elevation of the floor of the first storey of the principal building where the lot adjoins a residential use zone.
8. Any outdoor lighting shall be directed toward or onto the outdoor commercial patio area and away from adjoining properties and streets.
9. No loading space shall be required for an outdoor patio restaurant.
10. No music (whether performed live or recorded), dancing or other forms of entertainment shall be permitted.
11. Parking spaces shall be required for the gross floor area associated with the outdoor commercial patio use at the same ratio as for restaurants.

4.3.22 Outdoor Market

Definition: Outdoor market means the sale of goods or products at an open property with no permanent buildings; temporary facilities or open stalls may be used to hold and display the goods being sold. Examples may include, but are not limited to, farmers markets, fish market, flea markets or other types of goods.

Conditions:

1. Must meet Use Zone Site Development Standards;
2. Appropriate noise and separation measures shall be incorporated into the development to reduce noise impact on surrounding properties;
3. Requires sufficient off street/highway parking for customers and ensure that the sight lines (visual) or sign distance at any intersection is not obstructed.

4.2.23 Personal Service

Definition: means a building or part of a building used for the provision of personal services to an individual which are related to the care and appearance of the body, or the cleaning and repair of personal effects; and where the sale of retail of goods, wares, merchandise, articles, or things is only accessory to the provisions of such service, Examples include, but are not limited to, barbershops, hairdressers, beauty salons, health and wellness centres/spas, tanning salons, tattoo parlours, tailors, dressmakers, shoe repair shops, and dry cleaning establishments and laundromats. This Use Class does not include medical and dental clinics and excludes any manufacturing or fabrication of goods for sale.

Conditions:

1. Must meet Use Zone Site Development Standards

4.2.24 Offices: Professional, Financial and Associated Support Services

Definition: Offices (professional, financial and associated support services) means development primarily used for the provision of professional, management, administrative, consulting, and financial services, but does not include medical or dental clinics or government services. Typical Uses include, but are not limited to: the offices of lawyers, accountants, engineers, and architects; offices for real estate and insurance firms; clerical, secretarial, employment, telephone answering, and similar office support services; and banks, credit unions, loan offices and similar financial uses.

Conditions:

1. Must meet Use Zone Site Development Standards

4.2.25 Resort

Definition: Resort means the use of land, buildings and structures to provide sleeping accommodations, communal or individual facilities for cooking and serving of meals for guests or a restaurant; recreation uses, such as golfing, tennis, lawn bowling, marinas, health spa, swimming pools, angling and other watersport activities, hunting and recreational shooting, cross-country skiing, sightseeing, camping, hiking, indoor recreational activities and other similar uses, plus gift and craft shops and the furnishing of equipment, supplies or services to guests in connection with any of the foregoing activities and may include accommodation for the operator and staff.

Conditions:

1. Required to submit a Comprehensive Development plan application (2.2.2 & 2.2.4)
2. Must meet Use Zone Site Development Standards

4.3.26 Restaurants

4.3.26.1 Drive-Through and Take-Out

Definition: Drive-through and take-out means a building designed to allow drivers to remain in their vehicles before and during an activity on the site. Food and drink are prepared then sold to the public for immediate consumption either within an eating area inside or outside of the building or within the patron's own motor vehicle onsite, or for elsewhere off the premises it may include a seating area for in-house consumption and parking for in-house patrons. It is not licensed to sell alcoholic beverages.

Conditions:

1. A Drive-Through Restaurant shall have a stacking lane with a minimum length before the pick-up window, as determined by Council on the level of traffic generated by the drive-through use.
2. A minimum of six metres (6 m) after the pick-up window to on-site aisle or parking area.
3. A Drive-Through Use related to a shop or bank use shall have a stacking lane with a minimum length of eighteen metres (18 m) from the pick-up window or automated teller machine and a minimum of six metres (6 m) after the pick-up window or automated teller machine to the on-site aisle or parking area. Drive-through stacking lanes shall not be located between the street and the building.
4. Drive-through stacking lanes shall be located away from adjacent residential and institutional uses, whenever possible.
5. Drive-through stacking lanes should be separated by raised islands, be well signed to provide for ease of use and located so as to avoid crisscrossing of lanes.
6. Order boards with an intercom shall be designed to minimize noise impact on adjacent residential or institutional uses. Council may require the applicant to undertake a Land Use Impact Assessment to assess the proposed Drive-Through Use and mitigation measures where the Drive-Through Use is in close proximity to residential uses.
7. No drive-through stacking lane, order window, or order board shall be located within three metres (3 m) of a lot line abutting a residential use.

8. A buffer consisting of a sound-proof fence and landscaping shall be provided adjacent to residential uses. A fence, berm, and landscaping or a combination of these elements shall be used to reduce headlight glare, order board lighting, and noise from the Drive-Through Use. Garbage receptacles shall be placed either before the pick-up window or after the pickup window as determined by Council.
9. If the use of any land, building or structure is composed of a combination of Drive-Through Use and any one or more other uses, those uses shall not be construed as accessory to one another and all provisions pertaining to each use shall apply.
10. Required to submit a Comprehensive Development plan application (2.2.2 & 2.2.4)
11. Must meet Use Zone Site Development Standards

4.3.26.2 Full-Service Restaurant

Definition: full service means a building or part of a building wherein the primary purpose is the preparation of food for sale to the public for consumption within the building and may include a take-out area. It is characterized by the provision of table service, including buffet service and may also be licensed to serve alcoholic beverages.

Conditions:

1. Must meet Use Zone Site Development Standards
2. Refer to Outdoor Commercial Patio for standards related to outdoor areas

4.3.26.3 Mobile Take-Out or Street Vendor

Definition: Mobile take-out or street vendor means a mobile food preparation motorized vehicle or non-motorized cart offering food and non-alcoholic beverages for immediate consumption that subject to the requirements of the *Municipalities Act, 1999* and the *Highway Traffic Act, 1990*.

Conditions:

1. The parking of a vehicle or trailer for vending or office purposes shall only be permitted as a subsidiary use on a lot with an existing principal building.
2. The parking of a vehicle or trailer shall not be located on any required landscaped yards.
3. The parking of a vehicle or trailer shall only be permitted if the lot has a sufficient parking area to accommodate the parking requirements of the principal building or use on the lot and the subsidiary vehicle or trailer use with its associated parking.
4. The parking of a vehicle or trailer shall not hinder lot access or egress or create an obstruction to vehicles entering or exiting the lot.
5. If a vehicle or trailer is used for the purpose of the preparation, cooking, and/or sale of food and/or refreshments, the following approvals are required prior to the placement of a vehicle or trailer on the lot:
 - approval from the Regional Fire Department regarding the appliances to be used and the required fire suppression measures, and
 - approval from the Provincial Department of Health regarding the storage and preparation of food and/or refreshments.

6. A vehicle or trailer will be required to provide, or have access to, washroom facilities as determined by Council.
7. Council shall limit the length of the Development Permit to a maximum of one year and the permit may be renewed on an annual basis if the applicant wishes to continue the use.

4.3.27 Retail

Definition: Retail means a building or part of a building used for the retail or consignment sale of goods, wares, substances, or merchandise directly to the public within an enclosed building, including, but not limited to, a drug store, bakery appliance or clothing store or art studio and shop. This use class does not include the sale of gasoline, heavy agricultural and industrial equipment, wholesale goods, automotive and recreation vehicle sales/rentals, flea market, gas bars, greenhouses, plant nurseries and market gardens, service stations, and box store or warehouse sales. Accessory uses may include the assembly or repair of products sold on site or public services such as postal services or pharmacy.

Conditions:

1. Must meet Use Zone Site Development Standards

4.3.28 Shopping Centres/ Retail Warehouse:

Definition: means a large single-level individual store with a minimum of 1000 square metres gross retail floor space normally selling goods such as Do-It-Yourself goods, building supplies, furniture, electrical goods, carpets and gardening goods, box stores, with car parking.

Conditions:

1. Required to submit a Comprehensive Development plan application (2.2.2 & 2.2.4)
2. Must meet Use Zone Site Development Standards

4.3.29 Service Station

Definition: Service Station means land or building used exclusively for the sale/installation of petroleum products and may include minor repair to vehicles, cleaning and maintenance essential to the actual operation of vehicles, and the sale of automotive accessories; but does not include an automotive body repair shop, automotive sales establishment. Service stations are classified as:

Conditions:

Minimum Standards for all Service Stations and Gas Bars, notwithstanding the development standards of the Use Zone in which a service station or gas bar is located, a service station and/or gas bar shall be subject to the following conditions:

1. Required to submit a Comprehensive Development Plan application (2.2.2 & 2.2.4)
2. All gasoline pumps shall be located on pump islands designed for such purpose, and to which automobiles may gain access from either side, except in the case of propane, diesel, and kerosene pumps, which may access from one side;
3. Pump islands and canopies shall be set back at least four metres (4 m) from the required landscaped front or side yards;

4. Accesses shall not be less than seven metres (7 m) 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 ten metres (10 m) and the lot line between entrances shall be clearly indicated;
 - Lot Area (minimum) 900 m²
 - Lot frontage (minimum) 48 m; or 35 m along each street at intersection
 - Building Height (maximum) 1 storey
 - Building Line (minimum) 6 m
 - Building Line – Canopies (minimum) 3 m
5. Surface runoff shall be directed to an oil/water separator before being discharged into a storm sewer or other drainage system.
6. Minimum of 2 access points for access/egress.
7. Landscaping required along front and exterior lot lines.

4.3.29.1 Service Station – Residential

Definition: This is a Service Station which may have a convenience store, snack bar or drive-through or take-out restaurant subordinate to the main use.

Condition:

1. All Service station requirements apply

4.3.29.2 Service Station –Highway

Definition: Service Station-Highway means a Service Station which includes a full restaurant, convenience store and other services for the travelling public; and may include a truck stop and services for transport trucks.

Conditions:

1. All Service station requirements apply; and,
2. Provide adequate separation of areas intended primarily for trucks from areas for cars, buses, recreational vehicles, vehicle washes, repair areas, trash enclosure areas and other traveler services waste dumping, passive recreation and structures such as a visitor information centre.

4.3.30 Veterinarian Clinic

Definition: Veterinarian clinic means a building, structure or parts thereof where one or more registered veterinarian surgeons including associated staff provide examinations and surgical or medical treatment to domestic pets, animals or livestock, and may include treatment rooms, laboratories, dispensaries and associated office. Facilities for the overnight care of animals undergoing treatment may be permitted indoors and is considered incidental to the hospital use. A kennel is not permitted in association with a veterinarian clinic.

Condition:

1. Must meet Use Zone Site Development Standards

4.3.31 Hostel

Definition: Hostel means a building where the travelling public or individuals in a community can rent a single room in a building generally with shared bathrooms and kitchens; some bedrooms might be ensuite. A hostel is not a boarding house or a bed and breakfast operation where the owner must reside onsite.

Condition:

1. Must meet Use Zone Site Development Standards

4.4 INDUSTRIAL LAND USE CLASS

4.4.1 Aquaculture Facility

Definition: Aquaculture Facility has the meaning as defined in the *Aquaculture Act, 1990*.

Conditions:

1. Required to submit a Comprehensive Development Plan application (2.2.2 & 2.2.4)
2. Must meet Use Zone Site Development Standards
3. Must meet requirements of provincial and federal agencies having jurisdiction for aquaculture development.

4.4.2 Crematorium

Definition: A crematorium is a facility containing a certified furnace or similar device intended for use in the incineration of human or animal corpses.

Conditions:

1. A buffer between the crematorium and a sensitive land use, such as, a higher intensity land use with a concentration of employees, may be required at the discretion of the Council based on the following guideline:
 - a. The buffer shall be a minimum of 70 m from a residential or sensitive land use, such as elementary and secondary schools, day-cares unless there are extenuating physical characteristics of the site that would provide natural screening;
 - b. The buffer between other industrial uses may be 30 m unless there are extenuating physical characteristics of the site that would provide natural screening;
2. All crematory facilities shall be located within an enclosed building that meets building and fire code requirements.
3. All applicable local, provincial, and federal laws and regulations shall be met.

4.4.3 Composting Facility

Definition: Composting Facility means a processing use that converts solid waste, including plant debris, decayed organic matter, municipal solid waste or agricultural waste, into a material to be used sold for the purpose of fertilizing and conditioning the soil for growing produce and nursery plantings.

Conditions:

1. Must meet Use Zone Site Development Standards

4.4.4 Contractor, General

Definition: Contractor-General means development used for the provision of building construction, landscaping, concrete, and electrical, excavation, drilling, heating, plumbing, paving, road construction, sewer or similar services of a construction nature which require on-site storage space for materials, construction equipment or vehicles including heavy equipment, temporary storage containers, construction trailers, and temporary office trailers normally associated with the contractor service. Any sales, display, office or technical support service areas shall be accessory to the principal general contractor service only. This use class does not include professional, financial and associated support services.

Conditions:

1. Must meet Use Zone Site Development Standards

4.4.5 Energy Generation Facilities

Definition: means a facility constructed for the purpose of generating electrical energy from wind, solar or small hydro means.

General Conditions:

1. Required to submit a Comprehensive Development Plan application (2.2.2 & 2.2.4);
2. Must meet Use Zone Site Development Standards;
3. The following requirements shall apply to wind, solar, and small hydro generating facilities:
4. Energy utilities are subject to the approval of relevant provincial and federal departments, agencies, and public utilities, including the Department of Natural Resources and Transport Canada. The design and location of such utilities shall take into consideration their impact on nearby land uses and persons, the environment, archaeological resources, and other matters that Council may deem to be significant.
5. A wind, solar, or small hydro generator within a built-up residential area will be limited to a single unit that serves an individual property.
6. An adequate separation distance will be maintained between wind generators and nearby buildings and structures to prevent damage to persons and properties due to a failure of a generator or any of its components or the shedding of ice.
7. Unless specifically exempted by Council or other relevant agencies, the design, construction and location of an energy utility shall be certified by a professional engineer who has consulted with the required agencies.

7. Wind Turbine Generator (Commercial) which is a structure designed to convert wind energy into mechanical or electrical energy. A commercial wind turbine shall include, but not be limited to, wind turbine, generator, operations and maintenance buildings, meteorological towers, collector grids and electrical substations. Note that a Wind Farm or Wind Park: means more than one wind turbine generator located on a lot.
8. Conditions:
 - a. A commercial wind turbine which has a collective energy nameplate rating of one hundred (100) kW or greater shall be connected to a transmission line and/or the local power grid.
 - b. All developments shall meet applicable federal and provincial regulatory requirements.
 - c. The development shall not create hazards or any negative impacts on neighbouring properties. In cases where there are potential conflicts or impacts between a proposed development and neighbouring property, Council may require the developer to ensure that adequate buffers or screening are maintained to reduce the impacts on adjoining properties or other mitigation measures that may be necessary to reduce the impacts.
 - d. The wind turbine tower shall be located to minimize visual impacts on the Town.
 - e. The wind turbine tower shall have a clear unobstructed fall zone that has a radius equal to or greater than the height of the structure and is accommodated within the property bounds.
 - f. The wind turbine tower shall be designed and constructed to meet design loads for operational requirements including ice buildup. The blades shall either have de-icing capabilities or be constructed of a material (i.e. poly carbonate composite) that resists ice buildup.
 - g. Access to the site shall be restricted and shall include: fencing, gate, and signage posted as to the property owner, company name, 24-hour emergency telephone number, and warnings of dangers to trespassers.
 - h. Should the wind turbine cease operations for a period of longer than two (2) years, the wind turbine, tower, and any related infrastructure shall be removed from the property.

4.4.6 Fishery Use

Definition: Fishery Use means land and buildings used for the production, processing, storage and maintenance of fishery products or equipment including aquaculture and shall include land and buildings designated for the building, launching, docking or storage of a commercial fishing vessel, and similar operations, such as a marine centre, fish processing plant.

Conditions:

1. Required to submit a Comprehensive Development Plan application (2.2.2 & 2.2.4)
2. Must meet Use Zone Site Development Standards

4.4.7 Forestry Activities

Definition: Forestry has the meaning as defined in the *Forestry Act, 1990* as follows: "forestry activities" include but are not limited to forest access road construction, maintenance and decommissioning of forest access roads, timber harvesting, silviculture treatment, forest protection,

forest management research and monitoring, conservation activities for the maintenance of ecosystems and other activities carried out in accordance with sustained yield forest management practices under a sustainable forest management plan

Conditions:

1. Forest harvesting activities, both commercial and domestic must comply with Forestry Management and annual operating plans as prepared by the Forest Service Branch of the provincial government (note that the Town is consulted in the preparation of these plans); Permits for commercial and domestic woodcutting or other forestry related activities must be obtained from the Regional Forestry Office, Government of Newfoundland and Labrador;
2. All commercial harvesting operators must apply for a development permit from the Town.
3. the Forest Services Branch requires that domestic harvesting and forestry management activities, such as, silviculture and road construction activities are permitted uses within the Domestic Operating Area as identified in the Forest Management Plan, 2019-2013.
4. As condition of approval for the Planning Area boundary, the Forest Services Branch requires that commercial harvesting activities are permitted on Corner Brook Pulp and Paper timber licenced areas, subject to Town approval.

4.4.8 Industrial - General

Definition: Industrial-General means development used principally for one or more of the following activities:

- the processing of raw materials;
- the making, manufacturing or assembling of semi-finished or finished goods, products or equipment;
- the cleaning, servicing, repairing or testing of materials, goods and equipment normally associated with industrial or commercial businesses or cleaning, servicing and repair operations to goods and equipment associated with personal or household use, where such operations have impacts that would make them incompatible in non-industrial zones;
- the storage or trans-shipping of materials, goods and equipment;
- the distribution and sale of materials, goods and equipment to institutions or industrial and commercial businesses for their direct use or resale;
- transport establishments, which include the use of land, buildings, structures or parts thereof, where commercially licensed trucks, transports and buses are rented, leased, loaded or unloaded, serviced or repaired kept for hire, stored or parked for dispatching as common carriers or where goods are temporarily stored for further shipment. Fuel and petroleum products may be dispensed and parts and accessories sold; or
- the training of personnel in general industrial operations.

Examples include factories, fish processing plants, marine service centres, cold storage plants, freight depots, concrete plant, general garage, warehouses and welding shops, vehicle body repair and paint shops/depots, and similar uses. This use class does not include utility services or the preparation of food and beverages for direct sale to the public.

Conditions:

1. Required to submit a Comprehensive Development Plan application (2.2.2 & 2.2.4)

2. Must meet Use Zone Site Development Standards
3. Minimum of 2 access points for access/egress;
4. Surface runoff shall be directed to an oil/water separator before being discharged into a storm sewer or other drainage system;
5. Appropriate noise and separation measures shall be incorporated into the development to reduce noise impact on surrounding properties;

4.4.9 Industrial – Heavy And/or Hazardous

Definition: Industrial-Heavy and/or Hazardous means industrial uses, which, by their nature, generate noise, fumes, odours, and are hazardous or obnoxious.

This would include manufacturing uses which are required to be registered under the Environmental Assessment Act, such as:

- Processing of meat, fish and poultry products
- Feed Mills
- Distilleries, breweries or wineries
- Manufacture of rubber products such as tires and tubes
- Manufacture of plastic products
- Leather and allied products such as leather tanneries
- Manufacture of textile products
- Sawmills, planing mills, shingle mill products industries
- Paper and allied products manufacturing
- Manufacturing, refining and fabricating of metal products
- Manufacturing of clay products, cements, and other non-metallic mineral products
- Refining of petroleum products
- Manufacture of chemical and chemical products including industrial, agricultural, plastics and synthetic resins, paints and varnishes, soaps and cleaning compounds
- Other manufacturing uses including photographic films and plates, floor tiles and coated fabrics manufacturing.

Conditions:

1. Required to submit a Comprehensive Development Plan application (2.2.2 & 2.2.4)
2. Must meet Use Zone Site Development Standards

4.4.10 Industrial - Light

Definition: 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., unsightly outdoor storage, refuse matter, or effluent Examples include recycling depot, , wholesale and warehouse uses, rental storage uses, commercial – custom service, catering services, bakeries, food processing, light manufacturing and assembly (clothing, furniture, consumer electronics), broadcast studio, and similar uses; but does not include a salvage/scrap yard.

Conditions:

1. Required to submit a Comprehensive Development Plan application (2.2.2 & 2.2.4);
2. Must meet Use Zone Site Development Standards;
3. Light industry uses must be conducted and wholly contained within an enclosed building and shall not be obnoxious by reason of noise, vibration, odour, dust, smoke, unsightly outdoor storage, refuse matter, or water carried waste. Such uses shall not involve the use of chemical processes which result in the emission of gases, use of significant volumes of water or which generate significant levels of truck traffic.

4.4.11 Industrial Mall

Definition: Industrial Mall means a building or a group of buildings designed, developed, owned and managed as a unit in which separate spaces are leased or occupied by permitted industrial uses. No more than 30 percent of the gross floor area of an industrial mall is used for accessory office or related commercial uses.

Conditions:

1. Required to submit a Comprehensive Development Plan application (2.2.2 & 2.2.4)
2. Must meet Use Zone Site Development Standards

4.4.12 Mineral Exploration

Definition: Mineral exploration refers to the search for mineral deposits. Mineral exploration ranges from hobby prospecting to advanced techniques such as trenching and diamond drilling. Mineral exploration activities may include traditional prospecting, geochemical sampling, airborne and ground-based geophysical surveys, line cutting, test pitting, stripping of bedrock, trenching, and diamond drilling, and may be accompanied by the creation of new (temporary) access trails, equipment laydown areas, campsites, or, less commonly, constructed access roads. For the purposes of municipal planning, exploration for quarry materials (e.g. sand, gravel) should be considered a form of mineral exploration and included in the definition of mineral exploration.

The Mineral Lands Division, Mines Branch, Department of Natural Resources, administers the Mineral Act under which mineral licences are issued and within the bounds of which mineral exploration may be approved by the issuance of an "exploration approval". Exploration approvals are generally issued for no longer than one year. Applications for exploration approval involving areas within a municipal planning area and where the activities proposed may involve ground disturbance, wildlife disturbance, water quality impairments, or foreseeable land use conflict, are referred to the municipality (in addition to other government agencies), and terms and conditions are drafted to address any specific concerns raised during the referral process

Conditions:

9. Must meet Use Zone Site Development Standards;
1. **Mineral exploration that does not meet the definition of 'Development':**
Mineral exploration that does not meet the definition of 'Development' and does not involve appreciable ground disturbance, construction of access roads, or objectionable noise, odour or

appearance, of little or no visible impact (e.g. prospecting, ground-based geophysical surveys, geochemical sampling surveys) will be permitted anywhere in the Planning Area, provided that adequate notification is provided to Council as per the direction from the Mineral Lands Division.

2. Mineral exploration, which is classed as 'Development':

- a. adequate provision is made for buffering and mitigation of potential impacts on adjacent zones; mineral exploration shall be subject to conditions that control noise, appearance, and other impacts that may arise, as well as the duration of the exploration program. The precise nature of these controls will depend upon the location of the mineral exploration in relation to built-up and environmentally sensitive areas, such as water supply areas, watercourses, and wetlands.
- b. Council will not issue a permit for mineral exploration until all necessary permits and approvals have been obtained from the Departments of Natural Resources, Government Services, and Environment and Conservation, and any other relevant Provincial agency.
- c. Basic environmental requirements for mineral exploration are already set out in the Mineral Regulations under the Mineral Act, for example, that all excavated, stripped, and grubbed sites be rehabilitated by backfilling or re-contouring, as appropriate, and then placing stockpiled organic materials back over the site. The Mineral Lands Division conducts inspections year-round to ensure that the Mineral Regulations and the terms and conditions of exploration approvals are adhered to, including that rehabilitation, once due, is completed as required.
- d. Should a town have concerns about any mineral exploration activity, whether before or after the issuance of an exploration approval from the Department of Natural Resources to conduct the work, the town should contact the Mines Branch, Mineral Lands Division in order to have the concerns addressed. Exploration for quarry materials (e.g. sand, gravel) is permitted using the same procedure and typically involves the excavation of test pits followed by their immediate rehabilitation.

4.4.13 Mineral Working

Definition: Mineral Working means land or buildings used for the working, stockpiling or extraction of quarry materials as defined under the *Quarry Materials Act, 1998*, including peat extraction.

Conditions

1. For approved developments where the extraction of quarry materials is occurring or may be expected occur, the Town shall send a copy of the development permit to the Mineral Lands Division, Department of Natural Resources. Note that quarry materials include but are not limited to aggregate, fill, rock, stone, gravel, sand, clay, borrow material, topsoil, overburden, subsoil, peat.
2. Council shall be satisfied that the mineral working areas 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; however, where the municipal authority is satisfied that the mineral working will not adversely affect the specified adjacent use, mineral working may be permitted closer than the minimum separation distance or buffer specified

10. Minimum Buffer Distance of Pit and Quarry Workings from:

- 1. Existing or proposed Residential Development to:**
 - where no blasting is involved.....300 metres
 - where blasting is involved.....1000 metres

Note: where a minimum required distance was originally observed when choosing the location of the quarry, quarrying should not be discontinued or impeded where the buffer is reduced to less than the required distance due to encroachment of development towards the quarry.

4.4.14 Natural Resource-Related Uses

Definition: Natural Resource-Related Uses means the use of land or buildings for any commercial or industrial development directly associated with, or requiring proximity to, Agriculture-commercial farm operation, Fisheries use, Forestry activity, for example, processing of meat, fish and poultry products, feed mills, sawmills, planing mills, single mill products industries, asphalt plant, and may include such uses as animal husbandry services, produce or grain storage/processing facilities, farm machinery sales and service outlets, feed and seed warehouse and associated retail outlets, including a nursery or garden centre.

Conditions:

1. Must meet Use Zone Site Development Standards;

4.3.15 Salvage/Scrap Yard

Definition: Salvage/Scrap Yard means an area of land or lot including any building or structure used for the receipt, storage, sale, re-sale and processing of waste or surplus automobile, transportation vehicles or industrial equipment, including any parts or pieces that have been removed, but does not include a solid waste recycling/disposal and composting site.

Conditions:

1. Must meet Use Zone Site Development Standards
2. A scrap yard or solid waste storage or disposal site 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 use:
 - a. Where tree screens exist between the use 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 use from the surrounding uses or streets will be prevented. The tree screens must be maintained by the owner or occupier of the use to retain 30 metres in a forested appearance.
 - b. Where vegetation dies or is removed from the 30 m strip, the Council may require new trees of a minimum height of 1 m be planted to fill in the areas affected to the satisfaction of the Council or, at the discretion of the Council, where no tree screens exist of sufficient width and density to constitute a visual screen, earthen berm shall be constructed to a height sufficient to prevent visibility of any part of the use from adjacent uses (exception forestry and agriculture) or adjacent public highways and streets. The berm shall be landscaped to the Council's satisfaction.

3. Unless the Council is satisfied that the use will not create a nuisance and will not adversely affect the amenity of the specified development or natural feature, no scrap yard or solid waste storage or disposal site shall be located closer than the minimum distances set out below to the specified development or natural features:
4. Minimum Distance of Solid Waste Storage or Disposal Site
 - a. Existing or proposed Residential Development - 300 metres
 - b. Any other developed area or area likely to be developed during the life of the scrap yard or solid waste storage or disposal site- 150 metres
 - c. Public highway or street- 50 metres
 - d. Protected road - 90 metres
 - e. Water body or watercourse- 50 metres

4.4.16 Solid Waste Recycling/Disposal and Composting Site

Definition: Solid Waste Recycling/Disposal and Composting Site means a waste disposal site as defined by the guidelines established under the *Environmental Protection Act, 2002*, such as waste transfer stations, composting or recycling.

Conditions:

1. Must meet Use Zone Site Development Standards;
2. A vegetated or landscaped buffer zone of at least 15 metres around the perimeter of the use, in order to minimize any potential nuisance associated with noise, dust, or odors, or any objections based on visual aesthetics is provided;
3. There is adequate availability of utilities, including water, sewer, and electricity, to provide water for firefighting and wash down of floors, electrical power for machinery and lighting, and for staff amenities;
4. The volume of material to be handled and/or stored is provided and the facility designed with sufficient capacity to handle peak material volumes;
5. Measures to prevent storm water and runoff from contacting waste materials will be required and all waste containers used shall be leak proof or provide for the collection and treatment of contaminated water and other liquids. Proper disposal of contaminated water shall be ensured;
6. Fencing shall be provided around the perimeter of the site, with a lockable gate at any entrance point. The type of fencing may vary with the natural site features;
7. Containers intended to receive organic waste will be required to have lids, screens, or covers that will prevent access by bears and other predators, rodents, and birds, or be placed inside predator-proof enclosures;
8. Where organic wastes are involved, buildings shall be specifically designed to prevent infestation by rats and other small mammals, and to be predator-proof.
9. If the solid waste recycling/disposal or composting site is visible from a public street or highway or a developed area, then the visual buffer is required to a height sufficient to prevent visibility.

4.5 CONSERVATION

4.5.1 Environmental Protection

Definition: Environmental Protection means areas where development is restricted due to the natural features of the site for purposes of conservation or protection of habitat, wetlands, resource

management, viewsapes or other special designations under legislation; or site unsuitability due to erosion control, steep slopes, flood control and water supply protection.

Conditions:

1. Must meet Use Zone Site Development Standards;
2. The only structures allowed as permitted uses are those related to scientific data collection related to the resource being protected, such as, water monitoring stations, and discretionary uses include non-structures aspects for Open Space, Park and Trail use.
3. Nothing in these Regulations shall prevent the designation of environmental protection areas in any zone.

4.5.2 Open Space, Parks and Trails

Definition: Open Space, Parks and Trails means a generally undeveloped space or environmentally sensitive area maintained for the preservation of wildlife and the environment where the quality of the environment and naturalness of an area is the focus of the recreational experience; activities and development are limited to trails, picnic areas, playgrounds and associated signage.

Conditions:

1. Must meet Use Zone Site Development Standards;
2. Nothing in these Regulations shall prevent the designation 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.
3. Parks and playgrounds may be located on backland but shall have at least one 5-metre wide vehicular access directly onto a public street.
4. Public toilet facilities associated with a park or trail development requires review by the Council in consultation with Service NL in order to meet provincial regulatory requirements.
5. It is recommended that trails have a 3 m width as a pedestrian corridor with/without use by bicycles.
6. Along Cox's Brook, wherever possible, the trail should be located on the outer edge of the 15 m setback from the high-water mark of the watercourse and as determined in consultation with the department of Environment and Conservation.
7. Motorized recreation trails for all terrain vehicle or snowmobile use should be treated as a discretionary use and public notification and consultation is required.

4.5.3 Protected Public Water Supply Area

Definition: Protected Public Water Supply Area is defined and designated under the *Water Resources Act, 2002*.

Conditions:

1. Prior to the start of construction, the proponent must apply for and obtain a permit under the Water Resources Act, 2002, specifically Section 39.
<http://assembly.nl.ca/Legislation/sr/statutes/w04-01.htm> for any proposed development(s) adjacent to or within a Protected Public Water Supply Area.

2. Any work adjacent to or within a designated Protected Public Water Supply Area must comply with the Water Resources Division Policy for Land and Water Related Developments in Protected Public Water Supply Areas.

4.6 PUBLIC AND INSTITUTIONAL

4.6.1 Cemetery

Definition: Cemetery means a facility or land area reserved and dedicated to the burial of the dead and includes a columbarium, mausoleum, mortuary and related maintenance facility. A discretionary accessory use might include a crematorium (a facility containing a certified furnace or similar device intended for use in the incineration of human or animal corpses) subject to conditions.

Conditions:

1. Council may require a landscape plan to be submitted as part of the Development Application. The landscape plan shall illustrate areas of landscaping in relation to the burial plots and shall identify the location and types of plant species that are to be planted.
2. A minimum six metre (6 m) wide buffer should be maintained between any lot line of the cemetery and areas designated for burial purposes and, within this buffer, trees and shrubs are to be planted to provide a landscaped screen between the cemetery uses and abutting properties.
3. A fence shall be constructed and erected along all lines of the cemetery
4. A cemetery use shall receive the approval of the Provincial Departments of Municipal Affairs and Environment and shall be developed in accordance with the conditions of the Department.
5. A discretionary crematorium is subject to the following conditions:
 - a. A buffer between the crematorium and a sensitive land use such as residential, day care, elementary or secondary school or higher intensity land use, may be required at the discretion of the Council based on the following guideline:
 - i. The buffer between the crematorium structure within the cemetery to the lot line shared with residential or sensitive land use, such as elementary or secondary schools, day-care, shall be a minimum of 70 m unless there are extenuating physical characteristics of the site that would provide natural screening
 - ii. The buffer between other resource uses shall be a minimum of 30 m but may be less if there are extenuating physical characteristics of the site that would provide natural screening;
 - b. All crematory facilities shall be located within an enclosed building that meets building and fire code requirements;
 - c. All applicable local, provincial, and federal laws and regulations shall be met;

4.6.2 Institutional Use

Definition: Institutional Use means the use of land or buildings for public purposes, whether publicly or privately funded, where people may gather in larger numbers to access a regional or a municipal-wide service, including but not limited to:

- Hospitals;
- Government Offices;

- Educational Facilities;
- Convention Centres or major cultural centres, such as provincial Arts and Culture Centres;
- Recreation Complex, such as an arena, multi-use sports and entertainment centres, swimming pools; and,
- Personal Care Facilities (larger than residential home), such as nursing or senior's homes, family and group care centres (see 4.6.2.1 below).

Conditions:

1. Required to submit a Comprehensive Development Plan application (2.2.2 & 2.2.4)
2. Must meet Use Zone Site Development Standards
3. For Personal Care Facilities Non-Residential (Nursing Homes, and Family and Group Homes/Care Centres) the following standards apply:
 - a. The development will be treated as a single 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 Council.
 - 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 – will be 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 as necessary to serve the purposes of the development, including a variety of dwelling types, care facilities, and communal facilities such as storage rooms, hobby rooms, workshops, and garages.
 - f. The total lot coverage of all buildings will not exceed 35%.
 - g. adequate noise separation shall be maintained between the use and adjoining dwelling units in an apartment building,
 - h. adequate noise separation shall be maintained between the use and adjoining commercial uses,
 - i. a fire exit for the exclusive use of the facility use shall be provided,
 - j. a separate entrance for the exclusive use of the facility use shall be provided unless the entrance to the use from a common lobby or foyer is immediately adjacent to such lobby or foyer,
 - k. parking as required in these Regulations shall be provided and reserved for the exclusive use of the facility use and identified as such on the parking lot,
 - l. a minimum of five square metres (5 m²) of net floor space per person shall be provided for use by the facility users, this aggregate floor space shall be utilized for the purpose of group amenity areas and individual rest areas;

4.6.3 Protective and Emergency Services

Definition: Protective and Emergency Services means a development which is required for the public protection of persons and property from injury, harm or damage together with the incidental storage of

equipment and vehicles, which is necessary for the local distribution of utility services. Typical uses include police stations, fire stations and ancillary training facilities.

Conditions:

1. Must meet Use Zone Site Development Standards;
2. Appropriate noise and separation measures shall be incorporated into the development to reduce nuisance impact on surrounding properties.

4.6.4 Public Gathering Places -Indoor

Definition: Public Gathering Places-Indoor means a building or part thereof designed and equipped to be used for public gatherings for entertainment, religious (place of worship), cultural, civic, educational, charitable, philanthropic or social purposes and may include, but are not limited to, a movie theatre, playhouse, museum, art gallery, place of worship, funeral home, community or cultural centre, library. These are smaller than regional institutional uses, like a hospital or college campus, as the patrons generally are not such a broad segment of society and therefore does not create the same level of activity in terms on onsite use and traffic.

Conditions:

1. Required to submit a Comprehensive Development Plan application (2.2.2 & 2.2.4)
2. Must meet Use Zone Site Development Standards;
3. Appropriate noise and separation measures shall be incorporated into the development to reduce noise impact on surrounding properties;
4. Where permitted as a discretionary use, a place of worship and an educational use shall conform to the frontage, building line setback, side yard, rear yard, lot coverage and height requirement specified for a single detached dwelling.
5. Crematory facilities may be allowed as a discretionary accessory use to a funeral home when the funeral home is the principal use, subject to meeting the following conditions:
 - a. A buffer between the crematorium and a sensitive land use, such as residential, day care, school or higher intensity land use, may be required at the discretion of the Council based on the following guideline, that the buffer be a minimum of 70 m from a residential or sensitive land use, such as elementary or secondary schools, day-care unless there are extenuating physical characteristics of the site that would provide natural screening;
 - b. All crematory facilities shall be located within an enclosed building that meets building and fire code requirements.
 - c. All applicable local, provincial, and federal laws and regulations shall be met.

4.6.5 Public Gathering Places - Outdoor

Definition: Public Gathering Places-Outdoor means an open-air assembly use requiring the minimum of permanent facilities, in the form of or similar to an outdoor worship service, and informal outdoor recreation, including, but not limited to, a picnic or barbecue area, playground and walking or jogging trails; but does not include a sport and recreation facilities or a recreation complex.

Conditions:

1. Required to submit a Comprehensive Development Plan application (2.2.2 & 2.2.4)
2. Must meet Use Zone Site Development Standards;
3. Appropriate noise and separation measures shall be incorporated into the development to reduce noise impact on surrounding properties;
4. The use shall not negatively impact upon the main or primary use of the property and its associated activities such that the combined uses create a public safety or health concern or inconvenience.
5. The use shall not be permitted in close proximity to a residential area where, in the opinion of Council, the use or its associated activities will create a nuisance, such as the generation of fumes, noise, vibration, litter, and lighting, affecting the nearby residential area.
6. Where it is determined by Council, for public safety and convenience, that fencing is required; the area of the use shall be fenced in accordance with the requirements of Council;
7. Where it is determined by Council that washroom facilities are required, the use shall be required to provide washroom facilities in accordance with the requirements of the Provincial Department of Health and Council;
8. Where it is determined by Council, a security deposit will be required to be submitted to the Town for the cleanup of the site and surrounding area of litter and debris which is generated by the activities or the use. The security deposit shall be returned upon the site and surrounding properties being left in a clean state that is satisfactory to Council.

4.6.6 Sports and Recreation Facilities

Definition: Sports and Recreation Facilities means land and a building, structure or part thereof, designed and equipped to be used for athletic and leisure activities, and may include, but is not limited to, a health and fitness centre, bowling alley, curling rink; tennis, squash, handball and badminton courts; sports fields, outdoor tennis courts, unenclosed ice surfaces or rinks, athletic fields, boating facilities and Informal outdoor recreation, such as a cycles track, and walking or jogging track; but does not include a recreation complex but may include Public Gathering – Outdoor uses.

Conditions:

1. Must meet Use Zone Site Development Standards;
2. Appropriate noise and separation measures shall be incorporated into the development to reduce noise impact on surrounding properties;
3. Their environmental impact within the site can be contained and minimized;
4. The activity is not unduly detrimental to the wider amenity of the area; and,
5. The activity does not have a detrimental effect on neighbouring land uses or amenities.

4.7 RESIDENTIAL LAND USE CLASS

General Conditions

1. The front wall of a dwelling shall face the street on which it is located and shall have a civic number easily visible for fire and emergency services (see 6.1.2).

2. All residential structures shall front on to a publicly maintained road. (refer to Provision 4.1.1 for additional details); except for Panhandle/Back lots which must meet the conditions set out in provision 6.2.8.

General Conditions for Single Detached Dwellings and Semi-Detached Dwellings

3. Residential Stairwells and Stairwell Enclosure-Exterior

- a. An open stairwell enclosure shall not be permitted in a side yard unless the stairwell meets the minimum side yard setback requirement.
- b. In the case of an existing side yard stairwell, Council shall permit the enclosure of the stairwell subject to the following requirements:
 - i. the enclosed stairwell is no closer than one decimal two metres (1.2 m) to the side lot line,
 - ii. the enclosed stairwell is not located within a utility easement, and
 - iii. the stairwell does not direct water onto the abutting property.
 - iv. An enclosed stairwell may be permitted closer than one decimal two metres (1.2 m) to the side lot line subject to the following requirements:
 - v. the stairwell is not located within a utility easement; and
 - vi. the abutting property owner provides a certified copy of an easement agreement (registered at the Registry of Deeds) to allow access to perform maintenance on the structure.

4. Residential Patios, Decks, Balconies, and Verandas Patios

4 (a) A patio shall meet the following development standards:

1. minimum Building line setback: six metres (6 m) provided the patio does not encroach upon or reduce the number of off-street parking spaces required for the residential use;
2. minimum side yard: one decimal two metres (1.2 m);
3. minimum rear yard depth: one decimal two metres (1.2 m);
4. maximum height: at ground level or up to a maximum of zero decimal six metres (0.6 m) above ground level;
5. if a roof is constructed as part of the patio or deck, or the patio or deck and the roof are attached to the building, the patio or deck will be considered an extension to the building; the roof will be complimentary to the dwelling to which it is attached and will be designed in a manner that is sensitive to surrounding properties; and the maximum height of the roof over the patio or deck shall be 3.1 m; and,
6. Council may permit at its discretion permit the erection of a patio in the minor side yard that is bordering onto a flanking street with an adjacent Town owned Open Space intended for snow storage purpose.

4 (b) A deck which is an open outdoor porch or platform without a roof that extends from a house, shall meet the following development standards:

- i. a deck is not permitted in a front yard;
- ii. minimum side yard: one decimal two metres (1.2 m);

- iii. minimum rear yard depth: six metres (6 m) unless otherwise determined by Council; maximum height: greater than zero decimal six metres (0.6 m) above the established grade and up to but not higher than the first storey of the dwelling; and,
- iv. if a roof is constructed as part of the patio or deck, or the patio or deck and the roof are attached to the building, the patio or deck will be considered an extension to the building; the roof will be complimentary to the dwelling to which it is attached and will be designed in a manner that is sensitive to surrounding properties; and the maximum height of the roof over the patio or deck shall be 3.1 m.

4 (c) A balcony shall meet the following development standards:

- i. a balcony is not permitted within the building line setback;
- ii. minimum side yard width: two metres (2 m);
- iii. minimum rear yard depth: six metres (6 m); and
- iv. a balcony shall not extend beyond a maximum projection of two metres (2 m) into any yard.

4 (d) A veranda shall meet the following development standards:

- a. minimum side yard width: two metres (2 m); and
- b. a veranda shall not extend beyond a maximum projection of one decimal five metres (1.5 m) into any yard.

5. *Residential Wheelchair Ramp Wheelchair Ramps*

Subject to the following requirements:

- i. A wheelchair ramp must be built to the Building Code of Canada standards (Section 3.8.3.4);
- ii. Minimum side yard setback: zero decimal three metres (0.3 m) unless the ramp is being built adjacent to a boundary that abuts an open space Town-owned property where the side yard setback is zero metres (0 m);
- iii. Every effort must be made to construct a wheelchair ramp such that it runs adjacent to the dwelling that it provides access to, rather than extend at an angle away from the dwelling face.
- iv. At its discretion, Council may, after consulting with abutting property owners, permit an access ramp for a wheel chair to be erected outside the minimum setback of the front yard, side yard, or rear yard of a lot if:
 - a. There is no alternative means to provide the access ramp, and
 - b. The ramp does not create a safety hazard or block sight lines.
- v. An access ramp or open deck is not deemed to be part of the building when calculating lot coverage for the purposes of the Use Zone Table.
- vi. At its discretion, in order to accommodate the mobility needs of disabled and elderly persons, Council may require higher or special standards or provisions in the design and construction of streets, sidewalks, parking areas, building entrances, building internal spaces, parks, trails, playgrounds, recreational sites and facilities, and public spaces.

6. *Minor Front Yard Projections on a Residential Lot*

1. No portion of a dwelling shall project into the minimum building line setback except for the following circumstances and in accordance with the following provisions. The following projections shall be permitted:
 - a. chimney breast, eaves, sills or cornices not projecting more than one metre (1 m) into a required front yard depth;
 - b. unenclosed steps with or without a landing;
 - c. an unenclosed or enclosed porch that projects no more than two metres (2 m) into the required front yard depth or beyond the established building line for the lot;
 - d. a patio or veranda in accordance with the conditions as outlined in the specific Use Zone; and
 - e. wheelchair ramps or other accessibility devices as approved by Council.
2. The projection does not encroach upon or reduce the minimum amount of parking required for the lot;
3. The projection does not encroach upon or create an obstruction in the sight triangle for corner lots; and,
4. Council may permit the projection to exceed beyond two metres (2 m) into the building line setback if it is the view of Council that the projection does not negatively impact the sight lines or streetscape of the residential street, does not create obstructed views for adjacent or nearby residential properties, and the projection is architecturally and aesthetically compatible with the dwelling to which it is attached.

4.7.1 Single Detached Dwelling

Definition: A single detached dwelling means a dwelling containing one main dwelling unit which has a private entrance, and which is not attached to another dwelling; and, does not include mobile homes or recreational vehicles, but does include mini-homes;

Conditions:

1. Must meet Use Zone Site Development Standards.

4.7.2 Semi-Detached Dwelling

Definition: A Semi-Detached (Double) Dwelling means a building containing two dwelling units, where each dwelling unit has a private entrance as compared to apartment buildings with a common entrance, where the units can be placed one above the other, or side by side, but does not include a single detached dwelling containing a subsidiary apartment.

Conditions:

1. Must meet Use Zone Site Development Standards.

4.7.3 Garden suite

A Garden Suite is a secondary detached dwelling unit, is a self-contained dwelling unit without a basement, located in the rear or side yard of a lot containing a permanent, single detached dwelling. It is equipped with its own kitchen, living area, a maximum of two bedrooms, bathroom and storage space. It does not have a subsidiary unit and is detached from the primary dwelling on the lot.

Conditions:

A garden suite may be permitted as a discretionary residential use and requires a permit from Council, subject to the following conditions:

Parcel requirements:

1. Garden suites are not permitted on double dwelling lots;
2. Only one (1) garden suite shall be permitted per lot;
3. A Garden Suite is subsidiary in size to the primary residential building;
4. The residential lot must have a minimum:
 - a. lot area of 670 square metres
 - b. separation distance of 4.2 metres between it and the single-family dwelling.
 - c. rear yard setback of 8 metres.
 - d. side yard, front setback, and rear yard development standards as the main dwelling unit on the lot must also be maintained for a garden suite
5. The Garden suite shall:
 - a. have a minimum floor area of 32.5 square metres and a maximum total floor area of 70 square metres and a maximum of two bedrooms
 - b. not exceed the lot coverage requirement for accessory buildings, that is, the combined total lot coverage of all accessory buildings on the lot;
 - c. not project beyond the building line of the main single-family dwelling nor the building line of the immediate adjacent properties;
 - d. not contain a subsidiary apartment unit
 - e. not contain a basement.

Servicing Requirements:

11. A Garden Suite shall:
 1. have a separate water and sewer service, which may be provided from the main dwelling unit on the lot.
 2. locate electrical service to the garden suite underground whenever possible to avoid additional overhead wires or poles within a residential lot and to improve the aesthetics of the development.
 3. comply with all applicable Building, Fire, and Life Safety Codes plus all other codes or bylaws in effect by the Authority.
 4. be accessible to fire department and other emergency vehicles at all times.
 5. be assigned an individual address to ensure identification and location in the event of an emergency and such address must be clearly indicated and visible from the street. This identification may include a sign, maximum size .2 square metres, within the front setback area of the lot, indicating the presence of the garden suite at the rear of the main dwelling unit;
 6. Provide a minimum of one additional parking space to that required for the primary dwelling,

Appearance:

The finished structure of a garden suite must be undifferentiated from on-site and adjacent existing structures in terms of quality of construction and the appearance of permanence in addition to meeting

the National Building Code of Canada and other applicable guidelines and codes deemed appropriate by Council;

Subdivision of lot containing a Secondary Detached Dwelling Unit:

1. A garden suite must remain as part of the real property of the main dwelling, unless legally subdivided from the original lot in accordance with the applicable requirements for subdivision of the property, after which it will become a separate single detached dwelling on its own lot and must meet all development standards and requirements for a single detached dwelling unit and lot of the zone, including minimum floor area, minimum lot area, side yard, setback and rear yard standards, parking, access and independent municipal services, connected to the main municipal service infrastructure.
2. If the garden suite is capable of being subdivided from the original lot and single detached dwelling, new water and sewer lines must be installed and connected to the main municipal service infrastructure
3. A garden suite shall be owned by the owner of the primary dwelling and shall not be sold as a condominium unit.

Transportability

1. A garden suite may be constructed on site or be transported as a modular unit to the lot but cannot include a mobile or mini-home.
2. If necessary, a garden suite must be capable of being moved to another location on the lot or removed completely from the lot.

4.7.4 Townhouses

Definition: Residential Townhouse means three or more dwelling units at ground level in one building, each unit separated vertically from the others, each of which must have an independent entrance to a front and rear yard immediately abutting the front and rear walls of the unit, and each of which may be located on a separate lot.

Conditions:

1. Must meet Use Zone Site Development Standards;
2. Required to submit a Comprehensive Development Plan application (2.2.2 & 2.2.4);

4.7.5 Mini-Home and Mobile Homes

MINI-HOME -Definition: means a sectional prefabricated dwelling designed for transportation after fabrication to a site, typically transported by means of flat-bed trucks, and coupled together mechanically and electrically to form a single structure situated on a concrete foundation, either a full basement or crawlspace, but does not include a mobile home. Mini homes do not have axles or a chassis.

MOBILE HOME - Definition: means a transportable factory-built single detached 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;(b) which is designed to be 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 connected to exterior public utilities, in order to be suitable for year round term occupancy.

- **Mobile Home or Mini Home Park:** means a development under single or joint ownership, cared for and controlled by an operator where individual mobile or mini home lots are rented or leased with or without 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 the, are the responsibility of park management. It does not travel trailer park, campground or group dwellings.
- **Mobile Home or Mini-Home Subdivision:** means a 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 mobile home or mini-home lots and where the maintenance of streets and services is the responsibility of a municipality or public authority. A mobile home may not be located within a mini home subdivision; however, a mini home may be located within a mobile home subdivision.

Conditions:

1. A mobile home must be located within a mobile home subdivision;
2. A mobile home may be located outside a mobile home park or subdivision only if the community does not have a mobile home park or subdivision and provided that the structure meets the following conditions:
3. The home is placed on a permanent foundation or otherwise permanently supported and fixed, with wheels and axles removed, and shall be provided with a visible foundation or skirting acceptably similar in appearance to foundations of dwellings in the immediate area;
4. The lot otherwise meets the standards of a residential lot.
5. Mini-home may be located outside a mini-home park or subdivision provided that the design is compatible with housing design of existing home in the neighbourhood.
6. A mobile/mini home subdivision/park is required to submit a Comprehensive Development Plan application (2.2.2 & 2.2.4);

4.7.6 Apartment Building

Definition: Apartment Building means a building containing three or more dwelling units which have a shared entrance and hallway, but does not include a row dwelling or a subsidiary apartment.

Conditions:

1. Must meet Use Zone Site Development Standards;
2. Required to submit a Comprehensive Development Plan application (2.2.2 & 2.2.4);
3. Commercial uses may be permitted in multiple-unit apartment buildings where:
 - The proposed use is located on the ground floor of the apartment building;
 - The commercial use will serve local needs of the residents and surrounding neighbourhood; and,
 - The use will not detract from the residential character of the neighbourhood by virtue of generating excessive noise or traffic.

4.7.7 Cottage (or Cabin)

Definition: Cottage (or Cabin) means a dwelling unit designed or intended for seasonal or recreational use and is not intended for use as permanent living quarters and does not include a vehicle as defined under the *Highway Traffic Act, 1990*.

Conditions:

1. Must meet Use Zone Site Development Standards;
2. Must meet building requirements under these Development Regulations, including the National Building Code, etc.
3. Remote or accessible (recreational) cottages will not be eligible for municipal services if such service would be a burden to taxpayers;
4. Recreational cottages with road access (usually a resource road) allocated on Crown land should preferably be located within a designated cottage development area by the Lands Branch, Government of Newfoundland and Labrador.
5. Recreational cottages shall not have private access onto Class 1, 2 and 3 Protected Roads unless they are located within a designated cottage development area by the Lands Branch, Government of Newfoundland and Labrador.

4.7.8 Group Home

Definition: A group home is a Single Detached Dwelling used for children or young people who cannot live with their families, people with chronic disabilities who may be adults or seniors, or people with dementia. Typically, there are no more than six residents. There is at least one trained care-giver onsite 24 hours a day.

Conditions:

1. A personal care or group home is permitted in a dwelling unit that is adequate in size to accommodate the number of persons living in the group, inclusive of staff.
2. The use and appearance of the dwelling shall not materially differ from, or adversely affect, the amenities of adjacent dwellings or the neighbourhood.
3. Council may require special access and safety features to be provided for the occupants before occupancy is permitted.

4.8 PUBLIC INFRASTRUCTURE AND UTILITIES

4.8.1 Communications

Definition: Communications means a television, radio, cell phone, or transmission tower or antenna, as well other communications transmitting or receiving building or infrastructure and includes wireless communications facilities, such as, infrastructure regulated by the federal government that enables wireless communications including broadcast antennas, cellular phone towers including private antenna systems for ham radio and citizen band radio, mounted on the ground or on another structure such as a rooftop.

Conditions:

Council may, within any zone, permit land or a building to be used in conjunction with telecommunications structures or antennas

1. Must meet Industry Canada standards;
2. where it is deemed feasible, a new telecommunications structure or antenna will share or will modify or replace an existing telecommunications structure or antenna infrastructure and existing telecommunications structure or antenna provided the changes to the existing telecommunications structure or antenna do not detract from the appearance and character of the surrounding properties;
3. the colour, location, and design of a new telecommunications structure or antenna will not detract from the appearance and character of the surrounding properties and do not negatively impact aesthetically on adjacent lands and uses; and,
4. the site or the building on which the telecommunications structure or antenna is erected or situated shall be landscaped or treated to minimize the visual impact on the surrounding area.

4.8.2 Easement

Definition: An easement means the right to use land, most commonly for access to other property, or as a right-of-way for utility service.

Condition:

1. No permanent building shall be constructed over any known easement, whether that easement has been assigned to the Town, a department of the provincial or federal government, or any utility company (i.e.: Newfoundland Power, telephone, cable television, Crown Land). Permanent buildings include, but are not limited to, all dwellings and accessory buildings.

4.8.3 Utilities

Definition: Utilities means a development that comprises a system or works used to provide one or more of the following for public consumption, benefit, convenience or use:

- water;
- sewage disposal;
- drainage;
- fuel;
- electric power;
- waste management;
- street lighting;
- telecommunications,

and includes minor buildings and the thing that is provided for public consumption, benefit, convenience or use but does not include a water treatment plant, sewage treatment plant, solid waste landfill, or power plant.

Conditions:


1. Must meet Use Zone Site Development Standards;

2. Water treatment plant, sewage treatment plant, solid waste landfill, or power plant will be reviewed as required by the development application process for the purposes of establishing conditions for development and ensuring appropriate referrals are made to agencies such as Environmental Assessment Division, Waste Management Division, etc.
3. No adverse effect on adjacent land uses shall be created and the size and appearance of such works must be in keeping with adjacent uses; and,
4. Provision shall be made for buffering in the form of landscaped areas between uses.

5.0 ACCESSORY USES (& BUILDINGS) AND HOME BUSINESSES

5.1 ACCESSORY USES

5.1.1 General Accessory Uses

Definition: 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...';

Examples of accessory or subsidiary uses to a primary use include, but are not limited to, the following:

1. facilities for the serving of food and alcoholic beverages in an arena or other public gathering place, adult day care, senior's residence, marina, or hotel;
2. childcare, catering, convenience and take-out food service maybe permitted as an accessory use to a recreational facility, provided that they are contained within the building envelope of the recreational building;
3. a gift or souvenir shop in a museum, hotel or other public institutional establishment;
4. an office, convenience store, or small catering establishment in a campground;
5. a dock, wharf, slip or stage associated with a permitted use;
6. a storage building or workshop;
7. a subsidiary apartment which is a separate dwelling unit constructed within and subsidiary to a self-contained dwelling or commercial building;
8. a home business;
9. a residence only associated with a resource use, such as a farm house on an agriculture farm operation;
10. a satellite dish or similar device attached to a building;
11. a wind generator, solar panel, radio antenna, or similar device;
12. an office or storage building associated with a commercial building; and,
13. a workshop or storage building dock associated with an industrial use.

General Condition for all accessory uses:

1. Must conform to the Use Zone Table in which the primary permitted use is located;

5.1.2 Subsidiary Apartments

Definition: Subsidiary Apartment means a separate dwelling unit constructed within, or attached to, and is subsidiary to a single detached dwelling.

Conditions:

1. One subsidiary apartment may be permitted in a single detached dwelling and shall be contained within the same building as the single detached dwelling.
2. Council may consider a subsidiary apartment built as an attachment to the main floor of the principal residential use building.

3. For the purpose of calculating lot area and yard requirements, the apartment shall be considered part of the single detached dwelling.
4. A minimum of two off street parking spaces shall be required (one for the primary use and one for the subsidiary apartment).
5. The minimum floor area required is 40 m² for a one-bedroom subsidiary apartment, plus 10 m² for each additional bedroom.
6. The apartment is completely self-contained, with facilities for cooking, sleeping, and bathing.
7. The apartment shall not alter the appearance of the structure as a single-family dwelling;
8. Shall have a separate entrance/egress to the outside;
9. The apartment is completely self-contained, with facilities for cooking, sleeping, and bathing.
10. For lots without municipal water, Service NL shall determine water and sewerage disposal requirements and a permit will be issued subject to its approval.

5.1.3 Satellite Dish - Residential

Notwithstanding the requirements of the Use Zone Tables, a satellite dish associated with a residential use shall be permitted subject to the following condition: a satellite dish which is attached to or forms part of a dwelling shall not exceed a diameter of one decimal two five metres (1.25 m);

5.1.4 Satellite Dish -Commercial

A satellite dish associated with a commercial use shall be permitted to the following conditions:

1. unless otherwise determined by Council, there shall be one satellite dish per lot;
2. the satellite dish shall not be located in the front yard or flanking side yard of a lot, unless the area surrounding the satellite dish is screened from public view by an adequate natural buffer or screen, the dish is consistent with the surrounding development of the area and the satellite dish does not create any visual obstruction to adjacent developments or passing vehicular traffic.
3. the satellite dish does not obstruct views from other properties.
4. the satellite dish is anchored to the building or site to withstand the appropriate wind loads as determined by Council.
5. the satellite dish design, structure and colour are complimentary and sensitive to both the development to which it is attached or situated and the immediate surrounding properties. In cases where Council deems it appropriate, a satellite dish will be required to be screened or landscaped in accordance with Council's requirements.

6.2.3 Lot Fronting on to a Public Street

No residential, commercial or public building shall be erected on a lot that does not front directly onto a public street unless the subject lot forms part of a comprehensive development

5.2 ACCESSORY BUILDINGS

5.2.1 Accessory Buildings – General

Definition:

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;

General Conditions:

1. Accessory buildings are permitted in each use class provided the buildings are clearly incidental and complimentary to the main buildings' character, size and use.
2. Accessory buildings shall not be used for human habitation.
3. The side yard requirements set out in the applicable Use Zone Tables shall apply to accessory buildings wherever they are located on the lot but accessory buildings on two (2) adjoining properties may be built to property boundaries provided they shall be of fire-resistant construction and have a common firewall.
4. Quonset style/steel accessory buildings may be permitted within the Rural and Agriculture Use Zone.
5. an accessory building shall not be erected or placed upon any easements;
6. an accessory building shall maintain a minimum side yard and rear yard of one metre (1 m);
7. the exterior siding of an accessory building shall match or be complimentary to the exterior siding of the principal building on the lot and in residential zones, it shall be residential in character;
8. Discretionary Decisions of Council: In making discretionary decisions with respect to accessory buildings, Council shall consider:
 - a. The location of the accessory building on the lot;
 - b. The size of the accessory building compared to the dwelling on the lot and the size of structures on neighbouring properties;
 - c. Visibility of the structure from neighbouring properties and/or street;
 - d. If the accessory building will block a view and/or light from adjoining properties;
 - e. The use of the accessory building;
 - f. Site conditions, such as topography and the presence of wetlands; and
 - g. Any other on-site conditions that may warrant Council's considerations.

9. with the exception of radio and television antennae, an accessory building shall have a maximum height of three decimal five meters (3.5m);
10. radio and television antennae shall have a maximum height of fifteen metres (15 m);

5.2.2 Additional conditions related to Accessory Buildings in Residential zones

1. Accessory buildings

a. shall not be located:

- within 1.2 m from any property boundary and 2.4 m from any building;
- within any easement area;
- in front of the building line on the street which the building has its legal civic address unless it has specific permission of Council.
- An accessory building on a corner lot may be located in front of the building line on the flanking yard provided the location does not impede visibility on the flanking street, and the accessory building is set back a minimum of 6 m from the flanking street.
- Exception: Council may, at its discretion, allow an accessory building with a floor area less than 90 m² to be located in front of the building line provided that:

- i. A public notice has been advertised in accordance with the requirements for Variances;
- ii. The slope of the lot and/or natural screening effectively blocks the view of the building from the street and adjoining properties. The placement of the building must not negatively affect neighbouring properties; and,
- iii. A site plan is submitted showing all buildings on the lot including the proposed accessory building.
- iv. Accessory buildings shall not be used for commercial or industrial uses on a residential property except as outlined under Home Business (Section 5.3);

- b. Repairs to vehicles, other than minor vehicle maintenance, are prohibited in accessory buildings; Except for minor maintenance, no accessory building will be used for the repairing, painting, dismantling, or scrapping of vehicles or machinery;
- c. No truck, bus, semi-trailer, freight container, or other vehicle body shall be used as an accessory building;
- d. an accessory building may be used for a home business as outlined in home business section.
- e. an accessory building shall be located on the lot so that it has no undesirable impact on the private enjoyment of adjoining residential lots;
- f. the use of an accessory building shall be directly related to the principal use or building on the lot;
- g. the maximum floor area of an accessory building shall be 93 m² or seven percent (7%) of the lot coverage, whichever is lesser; on lots with an area greater than 2780 m² shall have a maximum floor area of 140 m²;

- h. 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.
2. Residential swimming pool: Subject to the following requirements, the swimming pool shall:
- be located in the rear yard of a residential property;
 - not encroach upon any easement;
 - not be located under any overhead power line;
 - have a minimum setback of two metres (2 m) from any property boundary; and
 - have an area surrounding a swimming pool and pool deck shall be fully fenced to prevent people, especially children, from unauthorized access to the pool area.

5.2.3 Specific Accessory Buildings:

- **Trailer:**

The use of a trailer as an accessory building shall be permitted within the Industrial Light (IL) Use Zone, subject to the trailer meeting the following conditions:

1. the use of the trailer shall be restricted to storage purposes only;
2. the trailer shall not be used for human habitation;
3. the trailer shall be located in the rear yard of the lot so that it is not visible from the street;
4. the trailer shall not be permitted to be located in a rear yard which abuts a residential or open space Use Zone;
5. the trailer shall be placed and anchored on the site in accordance with the requirements of Council;
6. the trailer shall be kept in a good condition aesthetically and structurally; and
7. if, in the opinion of Council, the appearance and structural soundness of the trailer is unacceptable, the trailer will be required to be removed from the site immediately.

- **Wharf/Boathouse/Slipway/Breakwater:**

Subject to the following conditions:

1. Must meet Use Zone Site Development Conditions;
2. Appropriate noise and separation measures shall be incorporated into the development to reduce noise impact on surrounding properties;
3. Wharf/Boathouse/Slipway/Breakwater structures shall follow the guidelines for the *Construction and Maintenance of Wharves, Breakwaters, Slipways and Boathouses* which are available at: http://www.env.gov.nl.ca/env/waterres/regulations/appforms/Guidelines_for_Wharves.pdf,

The Applicant must obtain a permit under of the Water Resources Act, 2002 under Section 48 (<http://assembly.nl.ca/Legislation/sr/statutes/w04-01.htm>) for any infilling or dredging work associated with these structures or other works near or in any body of water prior to the start of construction. Contact: Manager, Water Rights & Investigations Section - (709) 729-4795

5.3 Home Business in the Residential Land Use Class

Accessory uses in residential areas are primarily those subsidiary activities occurring in homes; these are most commonly referred to as 'home businesses' and are sufficiently prevalent to require specific standards to ensure that the intent of each residential zone can be protected for the enjoyment of its residents.

5.3.1 General Home Business – Definition and General Conditions

Definition: means a subsidiary use of a dwelling or associated accessory building for commercial use involving the provision or sale of goods and/or services without detracting from the residential character of the neighbourhood in terms of traffic, or any other nuisance. Examples may include:

1. Professions: examples include but are not limited to, accountant, architect, auditor, engineer, realtor, insurance agent, planner, lawyer;
2. Personal service that do not disrupt the residential character of the neighbourhood such as a hairdressing, tailor, photographer, pet groomer, caterer's establishment; shoe repair, dressmaking, sewing repairs and tailor shop; small appliance, clock/watch, bicycle, ski and snowboard and computer repair, locksmiths, manicurists and insurance agents;
3. Care services, such as child care, or home-care; and similar occupations or businesses.
4. Artisan and other home crafts;
5. Food preparation for catering services and baking;
6. Bed and Breakfasts;
7. Music and dance lessons and educational tutoring;
8. Telephone and mail order business;
9. Art gallery and framing shop;
10. Furniture repair and upholstery; and,
11. Sale of bedding plants and trees grown on the same lot.

Exclusions:

An accessory home-based business shall not include any business activity related to any of the following uses:

- Occupations that discharge or emit odors, noxious or toxic matter or vapors; heat, glare, noise and/or radiation;
- Manufacturing, welding or any other light industrial use;
- The salvage, repair, maintenance or sales of motor vehicles, or motor vehicle engines or parts;
- Tow truck operations;

- The use of mechanical or electrical equipment except as ordinarily utilized in purely domestic, household, recreational hobbies or a home office use;
- The use of any motor vehicle exceeding 4,500kg (9,920lbs.) licensed gross vehicle weight, or a commercial vehicle unless such vehicle is completely enclosed within a building;
- Materials and commodities that involve delivery to and from the home-based business residence in such bulk or quantity as to require regular or frequent delivery by a commercial vehicle or trailer;
- Business that result in traffic congestion, on street parking overflow, electrical interference, fire hazards or health hazards;
- Veterinary clinics, pet breeding and boarding kennels;
- Orchestra and band training;
- Office uses that generate regular daily visits by clients, as in a clinic;
- Public gathering use;
- Telephone or mail order sales of goods where customers enter the premises to inspect, purchase or take possession of goods;
- The sale of any commodity not produced on the premises, except for personal service-related products;
- Warehouse outlet;
- Contractors Yards;
- Adult Entertainment Uses; and,
- Any other use that is not complimentary to the quiet enjoyment of a residential neighbourhood.

General Development Conditions for Home Businesses:

1. The use is clearly subsidiary to the residential use, does not alter the character of the property or detract from the residential character of the neighbourhood. The external appearance of the dwelling or accessory building shall not be changed by the home business.
2. Activities associated with the use are not hazardous, and are not a nuisance to the occupants of adjacent dwellings;
3. No regular parking of commercial vehicles or trailers except for one vehicle with a gross weight of no greater than one tonne will be permitted.
4. The residence is occupied by the operator of the home business.
5. There shall be no wholesale or outdoor storage of goods or equipment.
6. Any retail sales are incidental and subsidiary to the approved use.
7. The residential lot has sufficient area to accommodate the parking and loading requirements of the dwelling unit and the home business.
8. The only home businesses that can be conducted outside the dwelling or accessory building are Non-farm operation animal husbandry and market or home garden uses as defined under 'Agriculture – Urban' and Child Care.
9. A non-illuminated identification sign not exceeding zero decimal two square metres (0.2 m²) in area shall be permitted provided that the sign is consistent with the residential character of the neighbourhood.
10. The home business will occupy:

- a. no more than thirty percent (30%) of the total floor area of the dwelling unit, or
 - b. no more than one hundred (100) square metres of the total floor area of an accessory building.
11. Council may require fencing, screening, and/or a minimum buffer to protect the amenity of adjacent uses.
 12. The home business will not create traffic safety or traffic congestion concerns.
 13. The home business will adhere to all other conditions that Council considers necessary to protect the amenity of adjacent uses and the neighbourhood.
 14. The home business will not use water or generate sewage in excess of what can be accommodated by the municipal water supply and sewage system.

5.3.2 Development Conditions for Specific Home Businesses

5.3.2.1 Bed and Breakfast

Definition: A Bed and Breakfast is an owner-occupied or owner-managed dwelling for paid temporary accommodation with no more than four (4) guest rooms. The establishment may include a self-serving dining area for the use by overnight guests. Catered dining may be considered on a limited-use basis. Other uses that may be considered under this definition include hospitality home and inn. It does not include a hotel, motel or hostel.

Conditions:

1. The principal use of the dwelling unit shall continue to be the home for the ongoing occupation by a single family; no other use such as for a Residential Care or Boarding use shall be permitted at the same time as a Bed and Breakfast use;
2. The person(s) operating the Bed and Breakfast shall hold a valid license issued by the agency/ agencies having jurisdiction or authority, such as, Canada Select and the Department of Tourism, Culture, Industry and Innovation, Government of Newfoundland and Labrador;
3. No more than three bedrooms accommodating not more than six persons at any one time may be used by residential homes for a Bed and Breakfast use;
4. The maximum stay for any one patron shall be not more than 45 days in a 12-month period;
5. Bed and Breakfast amenities shall include a minimum of sleeping accommodation area per bedroom of 12.0 m² and full bathroom and washroom facilities with potable hot and cold water for each bedroom;
6. A Bed and Breakfast Use is not permitted within a subsidiary apartment, a mobile home or within multi-unit dwellings units in the zones.

5.3.2.2 Boarding House

Definition: Boarding house or lodging house means a single-family dwelling in which at least rooms are regularly rented to 3 or more persons other than the immediate family of the owner or tenant. Guests are semi-permanent boarders/lodgers, whereas hotel guests are travelers and transient guests. For clarification, no permit is required for 1 or 2 boarders.

Conditions:

1. Must conform to Use Zone Table and General Standards for Home Businesses

5.3.2.3 Day Care: Residential

Definition: Day care or family and group care means a dwelling accommodating up to but no more than six (6) persons exclusive of family or staff receiving care in a home-like setting, for example, group homes, halfway house, child, adult care (seniors) or disabled persons.

Conditions

1. The section of the street on which the use is located allows sufficient area and sight distance for the safe and convenient drop off and pick up of children without hindering the safety and convenience of vehicular and pedestrian traffic on the street, or the development provides adequate off-street drop off or pick up spaces satisfactory to Council;
2. the use is compatible with nearby uses; that is, the use of the dwelling does not materially differ from, nor adversely affect, the amenities of the adjacent residences, or the neighborhood in which it is located;
3. the use shall occupy a maximum of forty percent (40%) of the floor area of the dwelling unit;
4. the use shall have a maximum of six (6) adult day care users present at any time;
5. a minimum of five square metres (5 m²) of net floor space per person shall be provided for use by adult day care users, this aggregate floor space shall be utilized for the purpose of group amenity areas and individual rest areas;
6. the operator of the day care shall maintain the dwelling in which the use is located as his/her primary residence;
7. the use shall operate only during the full daytime period between 7:30 a.m. and 6:00 p.m.
8. A 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 Council;
9. Council may require special access and safety features to be provided for the occupants before occupancy is permitted.

5.3.2.4 Parking for Home Business

1. In addition to the two required parking spaces for a residential zone use, a Home-Based Business shall provide one additional parking space for each non-resident employee working at such facility;
2. The Home Base Business applicant shall provide a Site Plan that indicates the parking spaces location and any landscape improvements related thereto at time of business license application.

6.0 BUILDINGS, LOT SITING AND LANDSCAPING AND SERVICES

6.1 BUILDINGS

6.1.1 Building Orientation

Taking into consideration 4.7.1 regarding building orientation to the street, wherever possible, development or the siting of a building on a lot should be configured to optimize winter solar exposure and shall take into consideration street/building layout, shading, landscaping, and on-site parking.

6.1.2 Building Quality

1. Building Materials - All building materials for exterior finish will be subject to approval of Council in respect to acceptable visual quality and design appearance.
2. Outside Elements - Any outside elements including exposed ductwork, outside air conditioning units, cooling towers and tanks are subject to the approval of Council in respect to acceptable visual quality.

6.1.3 Heat Pump, Mini-Split Heat Pump, Air Conditioner, or External Fan

1. A heat pump, air conditioner or external fan shall be located
 - a. in the flanking street side yard or rear yard of the principle building of the lot of property on which the heat pump, air conditioner or external fan is situated;
 - b. no closer than 2.4 m from a side lot line of the lot or property on which the heat pump, air conditioner or external fan is situated; and
 - c. no closer than 3 m to a door or window of a dwelling on an adjoining lot.
2. Upon receipt of a noise complaint about a heat pump, mini-split heat pump, air conditioner or external fan unit, the unit shall be inspected and certified to be in appropriate working order by a company certified to service the equipment. Proof of inspection and certification must be made available upon request by the City. If the noise continues and exceeds the noise level permitted for a heat pump, mini-split heat pump, air conditioner or external fan unit, the property owner will be required to undertake noise mitigation measures or relocate the unit.
3. A heat pump shall be placed on a concrete base that rests on or in the ground, or equivalent.
4. A mini-split heat pump shall:
 - a. be located in any yard of the principle building of the lot or property on which the mini-split heat pump is situated;
 - b. be attached securely to the principle building of the lot or property on which the mini-split heat pump is situated as per the manufacturer's specifications, or equivalent, and in a manner, that prevents any potential vibration of the equipment during operation or attached securely to a concrete base resting on or in the ground; and
 - c. not generate noise exceeding 55 dBA at the property boundary. If a mini-split heat pump is found to be exceeding that limit, noise mitigation measures shall be employed to reduce the noise level to a maximum of 55 dBA.

6.1.4 Heritage Building or Structure

Where Council designates a building or structure as a heritage building or structure, no person shall pull down or demolish the designated heritage building or structure except for life safety reasons or to carry out a public work, nor shall the exterior of the heritage building or structure be repaired or altered without the written approval of Council.

6.1.5 National Codes and Regulations

The National Building Code, and associated codes, such as the Plumbing Code, the Fire Code, the Electrical Code, the Life Safety Code, and any other ancillary code and other municipal regulations regulating or controlling the development, conservation, and use of land shall, under these Regulations apply to the entire Planning Area.

6.2 LOT SITING AND LANDSCAPING

6.2.1 Lot Area

1. No lot shall be reduced in area, either by the conveyance or alienation of any portion thereof, such that:
 - a. the lot area, frontage, front yard, rear yard, and side yards are less than the minimums permitted by these Regulations for the zone in which such lot is located, and
 - b. the lot coverage of all buildings exceeds the maximum 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.

6.2.2 Unsubdivided Land

Development is not permitted on unsubdivided land unless sufficient area is reserved to satisfy the yard and other allowances required by the Use Zone in which property is located. These requirements must be retained when the adjacent land is developed.

6.2.4 Building Line and Setbacks

1. Council may establish building lines on an existing or proposed street under 2.4.1 taking into consideration that it:
 - a. does not create an obstruction to other dwellings on the street,
 - b. is sympathetic to the location and setback of adjacent buildings,
 - c. does not create a safety hazard, and
 - d. is not a hindrance to municipal snow clearing or snow storage operations on the street.
2. The building line setback is measured from the front property line;

3. Adequate building setback from roads shall be required in order to maintain road standards, consider public safety requirements for side/back/front yards; and conform to the existing development pattern; and, ensure adequate provision is made for light, privacy, and amenity.
4. Setbacks should be sufficient to allow for landscaping of front yards, vehicle off-street parking and take into consideration Town service obligations, such as, snow clearing;
5. To encourage a more interesting streetscape Council can allow staggered building line setbacks
6. If required, the building line as set out in the provincial *Building Near Highways Regulation* along any provincial highway, must be adhered to.

6.2.5 Flanking or Corner lots and double fronting lots

In the case of a corner lot, the shortest lot line facing the street shall be the front lot line, and in the case of double fronting lots or where the lot lines are equal in length, the front lot line shall be determined by the orientation direction of the majority of adjacent neighbourhood buildings.

6.2.6 Side Yards

An unobstructed side yard shall be provided on the exposed sides of every building in order to provide access for the maintenance of that building.

6.2.7 Multiple Uses on One Lot

Where two or more different uses may exist in a single building, more than one main building may be permitted on a single lot, or a single lot may contain more than one permitted use, provided that each use shall conform to all requirements in these regulations that are applicable to that use. **EXCEPTION:** This does not apply to a single detached dwelling that is not part of a comprehensive development.

Multiple use may not be permitted where the Authority determines that the proposed use would not be compatible with existing uses on or adjacent to the lot by reason of safety, amenity, appearance, or nuisance.

Where more than one main building is developed on a single lot, sufficient area shall be reserved to satisfy the yard requirements and other allowances outlined in the Use Zone Table applicable to the lot. These allowances shall be maintained when the adjacent land is developed.

6.2.8 Panhandle/Back Lots

Where the configuration of existing parcels of land does not support traditional residential subdivision of land where each lot has a minimum frontage to a street, the Council may consider a proposal to subdivide land and develop new parcels through the creation of panhandle shaped lots, also known as Back lots, where a narrow driveway from the street, forming part of the lot, provides access to the larger developable portion of the parcel, provided that:

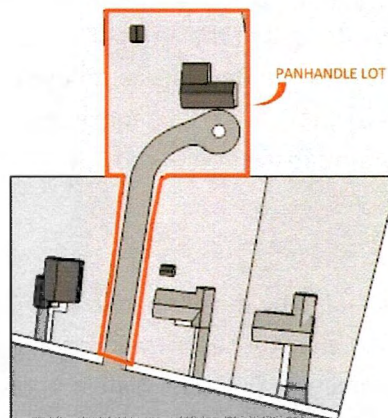
1. (a) The narrow panhandle driveway access area of the lot shall not be calculated as part of the minimum parcel size area required by the Development Regulations for that zone, and the panhandle driveway shall be constructed and certified by the applicant's engineer to meet

vehicles, and include provision for road drainage.

(b) All panhandle driveways are being paved with asphalt or concrete by the applicant, and also be provided with approved drainage for the driveway to the satisfaction of the Authority.

2. The minimum lot size for a panhandle lot shall be 670 m².
3. The panhandle width shall be a minimum of an unobstructed 6.0m for a single panhandle.
4. For two adjacent panhandles, the minimum width of each panhandle may be 4.0m subject to compliance at the time of subdivision:
5. Registration of a cross easement access agreement on the title of both parcels for shared use and maintenance of the panhandle driveway access; and,
6. There shall be a maximum of three single panhandle access driveways in any one subdivision, and none of the panhandles shall be located next to each other unless they are shared.
7. The maximum length of a panhandle access shall be 200.0m).
8. The maximum length of a corner truncation for a panhandle shall be no more than 27.0m.
9. Panhandle lots shall not be permitted in Commercial and Industrial Zones.

An illustration of a panhandle lot is shown as follows:



6.2.9 Outdoor Storage

1. Outdoor storage shall not be located in front yards.
2. The Council may require screening from street and other surrounding development.
3. Open storage shall be maintained with a stable surface to prevent raising or movement of dust, clay, mud or loose particles.
4. Open storage side yard minimum requirement = 5 m.
5. The Council may, where a development is unsightly or dangerous to health or safety, order the owner or occupier of the site to remove and dispose of unsightly or dangerous materials or buildings, or restore the unsightly or dangerous materials or buildings to a more acceptable and pleasing condition.

6.2.10 Landscaping

6.2.10.1 General

1. As a condition of a development permit, the Town may require that all areas that are disrupted by construction be reinstated by the developer using natural landscaping with a minimum of topsoil and grass sods. Wherever grass is a requirement for the development of a lot or space, a minimum topsoil depth of 150 mm will be required for the planting of grass or the laying of grass sods.
2. Slopes shall have a maximum vertical slope ratio of 2:1 and shall be landscaped with topsoil and grass sods or hydro seeded as determined by the Engineering Department.
3. Whenever an alternate landscaping treatment is approved by Council and the treatment includes ornamental gravel, the developer or property owner shall ensure that:
 - a. an appropriate retaining wall or border is constructed to contain the gravel within the lot boundaries and along paved driveways, vehicular circulation areas, and parking areas, and
 - b. the area between the border and the sidewalk or curb be maintained with grass in accordance with these Regulations.
4. The Town may require a landscape deposit in the amount to cover the costs of the landscaping of the lot or area shall form a condition of the Development Permit and would be paid prior to the issuance of the applicable permit by the Town. The deposit shall be returned upon the successful completion of the landscaping to the satisfaction of the Town.

6.2.10.2 Subdivisions

1. Wherever possible, natural areas should be maintained in their natural state and the destruction of these natural areas by development shall be minimized. If the natural area is a part of a public open space area, the developer shall prepare a landscape plan integrating the natural areas with the portions of the open space area that is to be developed for recreational purposes. The plan will illustrate the grading relationships between developed and natural areas of the park.
2. Minimum landscaping of the recreational open space area shall be topsoil and grass sods or hydro seed as determined by the Parks and Community Services Department.
3. Where it is determined by Council that berming or a swale is required, or that major sloping occurs within, or outside, the normal boundaries of a lot, it shall be the developer’s responsibility to landscape the berm, swale or slope with a minimum of grass. A landscape deposit will form a part of the subdivision agreement to be returned upon the acceptance of the area by Engineering Services.

(d) The subdivision developer shall landscape all public open space areas that abut landscaped lots prior to proceeding with another phase within the subdivision development.

6.2.10.3 Screening and Landscaping

Council 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. The provision of adequate and suitable landscaping or screening may be made a condition of any Development Permit where, in the opinion of Council, the landscaping or screening is desirable to preserve amenity, or protect the environment.

6.3 SERVICES

6.3.1 Streets and Access to streets

1. A new street may not be constructed except in accordance with and to the design and specifications established by Council.
2. Access(es) shall be located to the specification of Council so as to ensure the greatest possible convenience and safety of the street system and Council may prescribe the construction of service streets to reduce the number of accesses to collector and arterial streets.
3. Where Council has adopted an access plan, the location of accesses to existing and new developments shall be in accordance with that plan.
4. No vehicular access shall be closer than ten metres (10 m) to the street line of any street intersection.
5. Access shall be located so that there is no visual obstruction for drivers of vehicles entering or exiting the development; therefore, to protect sightlines (view) of motorists and pedestrians:
 - a. All occupied lands within 7 metres of a street intersection shall be kept free of any shrubs, plants, and trees that will impede the line of vision clear for motorists and pedestrians, and
 - b. No building or structure shall be permitted to be erected, moved, enlarged, or reconstructed on any land that is within 7 metres of a street intersection.
6. In order to control access to streets, Council may, by the adoption of an Access Plan:
 - a. determine the number, location and layout of accesses to a street;
 - b. require an access to a service street, where direct access to an arterial street is not desirable;
 - c. require two or more properties to share a joint access to an arterial street where individual accesses would not be desirable; and

6.3.2 Services and Public Utilities

Within any Use Zone Council may permit land to be used for 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 Council, adequate to protect the character and appearance of the area.

6.3.3 Storm Water Management

1. Land shall be used and graded in such a manner that run-off from the land or development does not negatively impact adjoining properties, and that all surface drainage shall be captured on site in accordance with the requirements of Council.

2. Development of land shall be undertaken with the objective of wherever possible achieving zero net run off with respect to on-site storm water runoff.
3. Where development results in the discharge of storm water into a wetland, waterbody, or watercourse, such discharge shall be designed to minimize any environmentally detrimental effects on the receiving water or watercourse and shall be designed and constructed in accordance with the requirements and conditions of Council.
4. Consideration should be given to green approaches to stormwater management.

6.3.4 Effluents:

1. Liquid or Semi-Solid Industrial Drainage No liquid or semi-solid industrial waste or effluent shall be discharged on the surface or into the ground, and no water borne industrial waste or effluent shall be discharged into the surface drainage ditches or sanitary sewers unless the chemical and/or biological content is acceptable to Council or authorities having jurisdiction.
2. Any effluent or runoff leaving the site will be required to conform to the requirements of the *Environmental Control Water and Sewage Regulations, 2003*
<http://assembly.nl.ca/Legislation/sr/regulations/rc030065.htm>

Application forms for permits and licences, fee schedules, and guidelines are available at:
<http://www.env.gov.nl.ca/env/waterres/regulations/appforms/index.html>.

6.3.5 On-Site Services (Wells and onsite sanitary sewer systems)

Approvals involving installation of on-site water and sewer systems must be obtained from Service NL.

6.3.6 Environmental Investigations

Approvals for any development that may have an environmental impact must be referred to Environmental Investigations, Service NL, and/or the Pollution Prevention Division, Department of Municipal Affairs and Environment.

7.0 OFF-STREET LOADING, PARKING AND SIGNS

7.1 OFF-STREET LOADING REQUIREMENTS

1. Where Council deems necessary, for every building, structure or use requiring the shipping, loading or unloading of animals, goods, wares or merchandise, one or more loading spaces will be provided and maintained on the lot measuring at least 15 metres long and 4 metres wide with a vertical clearance of at least 4 metres. The space will have direct access to a public street or to a driveway of a minimum width of 6 metres that connects to a public street.
2. The number of loading spaces to be provided will be determined by Council during application review.
3. The loading spaces required by this Regulation will be designed so that vehicles can maneuver clear of any street and so that it would not be necessary for any vehicle to reverse onto or from a street.

7.2 PARKING

7.2.1 Parking Area Standards

1. For every building, structure or use to be erected or enlarged, 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 on-street parking of vehicles associated with that building, structure or use. Off-street parking requirements are set out in Section 7.2.3.
2. Each parking space, except in the case of a single or attached dwelling, will be made accessible by means of a right-of-way at least 3 metres wide.
3. Residential parking spaces shall be provided on the same lot as the dwelling or dwellings.
4. No regular parking of commercial vehicles or trailers except for vehicles with a gross weight of no greater than one tonne will be permitted.
5. Parking space for apartment buildings will be provided in the rear yard where possible.
6. Non-residential parking spaces shall be provided not more than 200 metres distant from the use for which the parking is required.
7. The parking facilities required by this Regulation will, 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.
8. Where Council permits parking perpendicular to the curb, the minimum dimensions of each parking stall will be as follows:

Parking stall width	2.5 metres
Parking stall length or depth	5.5 metres
Aisle width separating opposite parking stalls	7.0 metres
Aisle width separating a stall from another	7.0 metres
Driveway width	7.0 metres

9. Where Council permits parking horizontal to the curb, the minimum length of the stall will be 7.00 metres and the aisle width will be at least 4 metres, or more if deemed necessary by Council.
10. For any other parking lot configuration, the requirements shall as be as specified by Council, but in no instance, shall the requirements be less than that specified for perpendicular parking spaces.
11. Other requirements for parking areas are as follows:
 - a. The parking area will be constructed and maintained to the specifications of Council,
 - b. Lights for illumination of the parking area will be arranged so as to divert the light away from adjacent development,
 - c. Except on a service station or industrial lot, no gasoline pump or other service station equipment will be located or maintained in a parking area,
 - d. No part of any off-street parking area will be closer than 1.5 metres from the front lot line in any zone,
 - e. Where Council deems that strict application of the parking requirements is impractical or undesirable, Council may as a condition of a permit require the developer to pay a service levy in lieu of the provision of a parking area, and Council will use the full amount of the levy for the provision and upkeep of alternative parking facilities within the vicinity of the development.
 - f. Where, in these Regulations, a parking area for more than four vehicles are required or permitted:
 - i. a parking area and an adjoining driveway shall provide drainage, lighting, curbs, and landscaping in accordance with requirements of Council.
 - ii. 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;
 - iii. no part of any off-street parking area shall be closer than two metres (2 m) to any lot line in any zone;
 - iv. access to a parking area in non-residential zones shall not be by way of residential zones;
 - v. where a parking area is in or abuts a residential zone, a natural or structural barrier at least one metre (1 m) in height shall be erected and maintained along all lot lines;
 - g. Where, in the opinion of Council, strict application of the above parking requirements is impractical or undesirable, Council 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 Council for the provision and upkeep of alternative parking facilities within the general vicinity of the development.

7.2.2 Parking Development Plans

Council may exempt or change all the off-street parking required under Section 7.1 for a designated area, provided the development within the designated area is controlled by a Comprehensive Development Plan.

7.2.3 Off-Street Parking Requirements

1. The off-street parking requirements for are set out in the following table, and for those uses not indicated, then the parking and off-loading requirements are at the discretion of Council. In the case of developments that include more than one use or development, these standards shall be regarded as cumulative.

2. Adequate off-street provision for the drop-off and pick-up of persons will be provided on the same lot as the development unless otherwise stipulated by Council.
3. The number of spaces to be provided for off-street parking will be in accordance with the following table.

USE/DEVELOPMENT	MINIMUM OFF-STREET PARKING REQUIREMENT
Amusement	One space for every 15 square metres of gross floor area
Animal Grooming	One parking space for every 20 square metres of gross floor area
Apartment Building	Three spaces for every two dwelling units
Automotive Sales	In addition to the parking spaces required for the principal building, one parking space for every 20 vehicles of capacity for sales display at the automotive sales lot
Bakery	One parking space per 15 square metres of net floor area
Bank	One parking space per 15 square metres of net floor area
Bank – Drive through	One parking space per 15 square metres of net floor area
Bar (night club)	One parking space for every 5 square metres of seating area
Bed and Breakfast	One parking space per guest room in addition to the two spaces for the dwelling unit
Car Wash	One parking space per washing bay and one parking space for each 30 square metres of office space
Clinic	Three parking spaces per examining room
Club and Lodge	One space for every 3 persons that may be accommodated at one time
Commercial Garage	One parking space per 30 square metres of net floor area (parking provision for the storage of new and used vehicles for sale shall not be counted towards this requirement)
Convenience Store	One space for every 20 m ² of gross floor area
Public Gathering Places	One space for every 60 square metres of gross floor areas
Day Care-non-residential	One space for every 30 square metres of gross floor area
Day Care-residential	One parking space per 30 square metres of net floor area
Double Dwelling	Two spaces for every dwelling unit
Dry Cleaning	One parking space per 30 square metres of net floor area
Educational	Schools - 2 spaces for every classroom; Further education - 1 space for every 5 persons using the facilities (students, faculty and staff)

USE/DEVELOPMENT	MINIMUM OFF-STREET PARKING REQUIREMENT
Funeral Home	One parking space for every 5 square metres of gross floor area
Furniture & Appliance	One parking space for every 50 square metres of gross floor area
General Industry	One parking space for every employee
General Service	One space for every 25 m ² of gross floor area
Hazardous Industry	One parking space for every employee
Health Club	One parking space for every 20 square metres of gross floor area
Hotel	One parking space for every 3 sleeping units plus one parking space for every 15 square metres of banquet seating area
Light Industry	As specified by Council but not less than one space per 50 m ² of gross floor area or 5 parking spaces, whichever is greater
Medical and Professional	One space for every 25 m ² of gross floor area
Medical Treatment and Special	Once space per 22 square metres of suite or ward area
Mobile and Mini Homes	Two spaces for every dwelling unit
Office	One space for every 30 m ² of gross floor area
Personal Service	One space for every 25 m ² of gross floor area
Public Gathering Place-Indoor	One space for every 6 seats; or one space for every 15 square metres of gross floor area
Regional Institutional Use	One parking space for every 10 spectators that may be accommodated at one time
Restaurant	One parking space for every 5 square metres of seating area
Restaurant – Drive Through	One parking space per 5 square metres of seating space
Restaurant -Take-out	One space for every 25 m ² of gross floor area
Retail	One space for every 20 m ² of gross floor area
Row Dwelling	Two spaces for every dwelling unit
Service Station	One space for every 20 m ² of gross floor area
Shopping Centre	One space for every 20 m ² of gross floor area
Single Detached Dwelling	Two spaces for every dwelling unit

USE/DEVELOPMENT	MINIMUM OFF-STREET PARKING REQUIREMENT
Sport & Recreation facility	Three parking spaces for every 5 patrons of the facility at maximum capacity
Subsidiary Apartment	One parking space for every dwelling unit
Veterinary	One space for every 25 m ² of gross floor area

7.2.4 Designated Mobility Impaired Parking Spaces

For any development where parking spaces for person with disabilities are required pursuant to the *Buildings Accessibilities Regulations* under the *Building Accessibility Act* (Newfoundland and Labrador), such spaces shall be provided on the basis of one (1) parking space per lot or four percent (4%) of the total number of required parking spaces provided on the lot, whichever is greater, and such parking space or spaces shall be designated and marked in accordance with the *Designated Mobility Impaired Parking Regulations* under the *Highway Traffic Act, 1990* (Newfoundland and Labrador) and the *Buildings Accessibilities Act, 1990*.

7.3. SIGNS (ADVERTISEMENTS)

7.3.1 Permit Required

No sign or advertisement shall be erected or displayed in the Planning Area unless a permit for the advertisement is first obtained from the Authority, except for those signs that are exempt from control as listed in the following provision.

7.3.1.1 Signs/Advertisements Exempt from Control

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

- on a dwelling or within the courtyard of a dwelling, one nameplate not exceeding 0.2 m² in area;
- on an agricultural holding or farm, a notice board not exceeding 1 m² in area and relating to the operations being conducted on the land;
- 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;
- 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;
- on a dwelling or within the curtilage of a dwelling, one nameplate not exceeding 0.2 m² in area in connection with the practice of a professional person carried on in the premises;
- on any site occupied by a church, school, library, art gallery, museum, institution or cemetery, one notice board not exceeding 1 m² in area;

- 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;
- on any parking lot, directional signs and one sign not exceeding 1 m² in size, identifying the parking lot.

7.3.1.2 Provincial Highway Sign Regulations, 1996 (under the Urban and Rural Planning Act, 2000)

Permit for erection or display of advertisement on Provincial Highways shall be obtained from the Government Service Centre. This requirement applies within a control line established on each side of every highway.

(1) Every control line shall be 400 metres distant, measured horizontally, from the centre line of the roadway or the centre line of the nearest lane of a divided highway.

(2) Notwithstanding subsection (1), within the boundaries of each incorporated municipality or the built-up established areas of unincorporated communities, the control line shall be 100 metres distant, measured horizontally, from the centre line of the roadway or the centre line of the nearest lane of a divided highway.

7.3.1.3 Application for Permit

Application for a permit to erect or display an advertisement shall be made to the authority in accordance with the requirements for a development permit as set out in the Administration Chapter.

7.3.1.4 Signs/Advertisements Prohibited in Street Reservation

No advertisement shall be permitted to be erected or displayed within, on or over any highway or street reservation.

7.3.1.5 Permit Valid for Limited Period

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

7.3.1.6 Removal of Signs/Advertisements

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

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

7.3.1.7 Approval Subject to Conditions

A permit may only be issued for the erection or display of advertisements which comply with the appropriate conditions and specifications set out in the Use Zone Tables in Schedule C of these Regulations.

7.3.1.8 Non-Conforming Uses

A permit may be used for the erection or display of signs or 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 Authority.

7.3.2 SIGN STANDARDS FOR SPECIFIC ZONES

The following limitations on size and placement of signs apply to all residential zones:

7.3.2.1 Advertisements Relating to Onsite Uses

The conditions for the erection or display of an advertisement on any lot or site occupied by a permitted use or a legal non-conforming use shall be as follows:

- The size, shape, illumination and material construction of the advertisement shall meet the requirements of Council, having regard to the safety and convenience of users of adjacent streets and sidewalks, and the general amenities of the surrounding area.
- No advertisement shall exceed 1.5 m² in area.
- Free standing portable illuminated signs (“yellow” or “Light Up Portable Signs”) will not be allowed in the residential area.

7.3.2.2 Advertisements Relating to Offsite Uses

The conditions for the erection or display of an advertisement on any site, relating to a use permitted in this or another zone, or not relating to a specific land use, shall be as follows:

- No advertisement shall exceed 1.5 m² in area.
- 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.

8.0 SUBDIVISION OF LAND

8.1 SUBDIVISION STANDARDS

8.1.1 Subdivision Standards apply

The provisions in this chapter of the Development Regulations apply each of the following:

- The subdivision of land under single ownership into two or more lots; and,
- Construction, upgrading, or extension of a public street.

8.1.2 Permit Required

No land in the Planning Area shall be subdivided unless a permit for the subdivision is first obtained from Council.

No provision in a will that purports to subdivide land is of any effect to subdivide that land contrary to these Regulations.

8.1.3 Subdivisions standards do not apply

The requirements of this Part shall not apply to the following:

- Where the parcel being created is to be used solely for the unattended equipment necessary for:
 - the operation of community water, storm or sanitary sewer systems;
 - public utilities, including electrical substations or generating stations;
 - air or marine navigational aids;
 - any other similar public service or utility (including wind turbine ‘farms’);
- Public institutional uses, including cemeteries;
- Resource uses set out in the resource zone;
- Conservation, open space, park uses;
- Minor subdivisions of four (4) or fewer lots which do not require new public or private road construction or the installation of utility infrastructure or water and sewer services (other than private connections). These minor subdivisions must comply with the development standards associated with the Use Zone and the requirements of the “Groundwater Supply Assessment and Reporting Guidelines for Subdivisions Serviced by Individual Private Wells guidelines” of the Water Resources Management Division which addresses cumulative development as follows: “Where existing lots are already in place, any addition to their number in excess of five (5) lots total will trigger the above assessment requirements. For example, if a subdivision of 4 lots was previously approved and an additional 4 lots is being assessed, a Level I assessment will be required for the additional 4 lots since the number of unserviced lots in the subdivision is now 8.” A referral to the Water Resources Management Division is required.

8.1.4 Public Notice

Council shall, at the applicant's expense, publish a notice in a newspaper circulating in the area of the application and consider any representations or submissions received in response to that advertisement.

8.1.5 Form of Application

Application for a permit to develop a subdivision shall be made to Council in accordance with the requirements for submitting and application in Administration chapter.

8.1.6 Subdivision Subject to Zoning

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

8.1.7 Subdivision Permit Subject to Considerations

A permit shall not be issued when, in the opinion of Council, the development of a subdivision does not contribute to the orderly growth of the Town or does not demonstrate sound design principles.

In considering an application, Council shall, without limiting the generality of the foregoing, consider:

- the location of the land;
- the availability of and the demand created for schools, services, and utilities;
- the provisions of the Municipal Plan and Regulations affecting the site;
- the land use, physical form, and character of adjacent developments;
- the transportation network and traffic densities affecting the site;
- the relationship of the project to existing or potential sources of nuisance;
- soil and subsoil characteristics;
- the topography of the site and its drainage;
- natural features such as lakes, streams, topsoil, trees and shrubs and potential environmental effects with respect to watercourses, wetlands, steep slopes, drainage patterns, storm water generation and control, and loss or fragmentation of habitat,
- prevailing winds;
- visual quality;
- community facilities;
- municipal costs related to the provision and maintenance of roads, other infrastructure, and municipal services;
- energy conservation; and,
- such other matters as may affect the proposed development.

8.1.8 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 Council is satisfied that:

- the lot can be serviced with satisfactory water supply and sewage disposal systems,

- satisfactory access to a street is provided for the lots, and
- the lot meets the minimum development standards for the Use Zone in which the lot is located.

8.1.9 Building Permits Required

Notwithstanding the approval of a subdivision and a permit to subdivide land by Council, 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.

8.2 SUBDIVISION PERMIT REQUIREMENTS

8.2.1 Subdivision Development Agreement

Where Council has determined that a subdivision development agreement is a condition of a permit for the subdivision development, the subdivision development agreement shall meet the conditions of Development Agreements as set out in the Administration chapter.

8.2.2 Municipal Services to be Provided

No permit shall be issued for the development of a subdivision unless provisions satisfactory to Council 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 so as not to affect adjoining and nearby properties.

8.2.3 Private Well water source: Groundwater Supply Assessment and Reporting

A groundwater assessment report shall be required to be completed and submitted by the subdivision applicant to the Water Resources Management Division as part of the subdivision approval process where a minimum sized subdivision is to be serviced by individual wells. Note that these guidelines apply to groundwater assessment applied to new and additional unserved lots.

The Groundwater Assessment Report must be prepared in accordance with the Department of Municipal Affairs and Environment's Groundwater Supply Assessment and Reporting Guidelines for Subdivisions Serviced by Individual Private Wells. Requirements to complete a Groundwater Assessment Report shall be based upon the following criterion:

- A groundwater assessment study will not be required for subdivisions less than five (5) lots, each having a minimum 2,03m² (1/2 acre) size, unless the area has documented drinking water quality and/or quantity problems.
- A proposed subdivision from five (5) to fifteen (15) lots will require a Level I assessment, as defined in the Groundwater Supply Assessment and Reporting Guidelines.
- A proposed subdivision greater than fifteen (15) lots will require a Level II assessment, as defined in the Groundwater Supply Assessment and Reporting Guidelines.

Number of Lots	Groundwater Assessment Requirement		Number of Test Wells
	Level 1	Level 2	
1-4	No-but may be required if site has history of ground water quality and quantity issues	No	0
5-15	Yes	may be required if site has history of ground water quality and quantity issues	may be required if site has history of ground water quality and quantity issues
16-30	Yes	Yes	1
31-45	Yes	Yes	2
46-60	Yes	Yes	3
61-75	Yes	Yes	4
75-90	Yes	Yes	5
91-105	Yes	Yes	6

8.2.4 Fees, Service Levies and Development Charges

8.2.4.1 Subdivision Fees

Subdivision Application Fee: The applicant shall pay a subdivision application fee as determined by Council at the time of submitting a Development Application to subdivide.

The subdivision application fee shall be calculated on a per-lot basis for every lot created by the subdivision of land. This fee shall be calculated in addition to any other fee required under the regulation addressing Development Charges.

8.2.4.2 Deposit of Securities

As a condition of a permit to develop a subdivision and as part of a Development Agreement to subdivide, the applicant shall deposit with the Town a security to cover the cost of all the subdivision improvements and completion thereof. These securities shall be payable after approval by Council and before issuance of a construction permit under these Regulations.

8.2.4.3 Land for Public Open Space

Before a development commences, the developer shall, if required, dedicate to Council, at no cost to the Town, an area of land equivalent to not more than ten percent (10%) of the gross area of the residential subdivision for public recreational open spaces, subject to the following requirements:

- where land is subdivided for any purpose other than residential use, Council shall determine the percentage of land to be dedicated;
- if, in the opinion of Council, no public open space is required, the land may be used for such other public use as Council may determine;
- the location and suitability of any land dedicated under the provisions of this Regulation shall be subject to the approval of Council but in any case, Council shall not accept land which, in its opinion, is incapable of development for any purpose;
- Council 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; and,
- this money received by the Authority (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.

Land dedicated for public use in accordance with this Regulation shall be conveyed to the Town and may be sold or leased by Council 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.

Council 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 Council, constitute the requirement of land for public use.

8.3 SUBDIVISION DESIGN STANDARDS

8.3.1 General Subdivision Design Standards

No permit shall be issued for the development of a subdivision under these Regulations unless the design of the subdivision conforms to the following standards.

1. The finished grade of streets shall not exceed ten percent (10%).
2. Every cul-de-sac shall be provided with a turning circle of a diameter of not less than thirty metres (30 m).
3. The maximum length of any cul-de-sac (or dead-end street) shall be:
 - a. two hundred metres (200 m) in areas served by, or planned to be served by, municipal piped water and sewer services;
 - b. three hundred metres (300 m) in areas not served by, or not planned to be served by, municipal piped water and sewer services;
 - c. all cul de sac water mains will be connected to a water main on an adjoining street or will be looped back to ensure continuous water flow and prevent stagnant water at the end of dead-end pipes.
4. Emergency vehicle access to a cul-de-sac shall be not less than three metres (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° of a right angle and this alignment shall be maintained for thirty metres (30 m) from the intersection.
8. No street intersection shall be closer than forty metres (40 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 four hundred and ninety metres (490 m) between street intersections.
11. Streets in residential subdivisions shall be designed in accordance with the approved standards of Council, but in the absence of such standards, shall conform to the following minimum standards:

Type of Street	Street Reservation	Carriageway or Pavement Width	Sidewalk Width	Sidewalk Number
Arterial Streets	30 m	15 m	1.5 m	Council Discretion
Collector Streets	20 m	15 m	1.5 m	2
<i>Local Residential Streets</i>				
1. where more than 50% of the units are single or double dwellings	15 m	9 m	1.5 m	1
2. where 50% or more of the units are row houses or apartments	18-20 m	9 m	1.5	Council Discretion
Service Streets	18 m	9 m	1.5	Council Discretion

13. No lot intended for residential purposes shall have a depth exceeding four times the frontage.
14. Subdivision review shall determine that the Developable Area of each proposed lot shall be a minimum of 150.0sm (1,614.6sf), and not including any site area required for the development setback.
15. Residential lots shall not be permitted which abut a local street at both front and rear lot lines.
16. Council may require any existing natural, historical or architectural feature or part thereof to be retained when a subdivision is developed.
17. Land shall not be subdivided in such a manner as to prejudice the development of adjoining land.
18. Front Yard/Building Lines: Council may establish front yard/building lines for any subdivision street and require any new building to be located on such building lines.

8.4 SUBDIVISION ENGINEERING STANDARDS

No permit shall be issued for the development of a subdivision under these Regulations unless the design of the subdivision conforms to the requirements established by Council and the "Municipal Engineering Subdivision Standards" as approved by Council.

8.4.1 Engineer to Design Works and Certify Construction Layout

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 Council to service the area proposed to be developed or subdivided shall be

designed and prepared by or approved by the Manager of Engineering Services. Such designs and specifications shall, upon approval by Council, be incorporated in the plan of subdivision.

Upon approval by Council of the proposed subdivision, the Manager of Engineering Services 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 the developer's own cost and in accordance with the approved designs and specifications and the construction layout certified by the Manager of Engineering Services, of all such water mains, hydrants, sanitary sewers, and all appurtenances and of all such streets and other works deemed necessary by Council to service the said area.

8.4.2 Developer to Pay Engineer's Fees and Charges

The developer shall pay to Council 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.

8.4.3 Street Works May Be Deferred

The construction and installation of all curbs and gutters, catch basins, sidewalks, and paving specified by Council as being necessary, may, at Council's discretion, be deferred until a later stage of the work on the development of the subdivision but the developer shall deposit with Council, before approval of the application, an amount estimated by the Manager of Engineering Services to be reasonably sufficient to cover the cost of construction and installation of the works. In the later stage of the development, Council shall call for tenders for the 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.

8.4.4 Construction of Utilities

Within any street reservation, the placing of any utility structure or service such as a hydro pole, telephone pole, underground hydro service boxes, internet or cable services, Canada Post group mail boxes, fire hydrant, fire alarm or sign post, shall receive the prior approval of the Authority with regard to the proposed location of utilities, safe construction, required easements and the relationship to other structures within the street reservation and to adjoining buildings.

8.4.5 Structures in Street Reservation

No structures shall be placed within any street reservation of any structure (e.g., a utility pole, bus shelter, fire hydrant, mail box, fire alarm, school bus shelter, sign post) without prior approval of Council

which shall take into consideration safety considerations, such as, sight lines, obstructions, safe construction, and the relationship of the structure to the adjoining buildings and other structures within the street reservation, and relationship to the movement of vehicles and pedestrians.

8.4.6 Transfer of Streets and Utilities to Council

The developer shall, following the approval of the subdivision of land and upon request of Council, transfer to the Town, at no cost to the Town, and clear of all liens and encumbrances:

- all lands in the area proposed to be developed or subdivided which are approved and designated by Council for public uses as streets, or other rights-of-way, or for other public use; and
- all services or public works including streets, water supply and distribution, and sanitary and storm drainage systems installed in the subdivision that are normally owned and operated by Council.

Before Council shall accept the transfer of lands, services, or public works of any subdivision, the Manager of Engineering Services shall, at the cost to the developer, test the streets, services and public works installed in the subdivision and certify satisfaction with their installation.

Council 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 Council.

8.4.7 Mini/mobile home park subdivision

- The minimum size of parcel for a Mini/mobile home subdivision/park is 2 hectares.
- Where municipal services are not provided, the maintenance of the services is the shared responsibility of the members of the park.
- A development application for a mini/mobile home subdivision/park shall provide the same information as a set out this Part for major subdivisions.

APPENDICES

APPENDIX 1 – Interpretation of Technical Terms in the Development Regulations

APPENDIX 2 – [Minister’s] Development Regulations under the *Urban and Rural Planning Act, 2000*

APPENDIX 3 – Development Design Guidelines

APPENDIX 1: Interpretation of Technical Terms in the Development Regulations

Introduction

This section contains definitions of the technical terms used in the Municipal Plan and Development Regulations in order to ensure that they are correctly interpreted.

Terms and words in this regulation which are defined in the *Urban and Rural Planning Act, 2000* and *Development Regulations, 2000*, have the meaning expressed in that Act and cannot be amended by the Council; these are identified by a logo, as noted below:




= Definitions from the *Urban and Rural Planning Act, 2000* (the Act); these cannot be amended by Council; and,




= Definitions from the *Minister's Development Regulations* under the *Urban and Rural Planning Act, 2000*; these cannot be amended by Council.

Words and phrases used in these Regulations shall otherwise have the meanings as set out in the following definitions; these can be amended by the Council; these can be identified by the absence of a logo. Any other terms and words have the meaning as generally understood in the English language. Additional definitions have been provided for interpretive guidance and.

Terms:

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;

ACT  unless the context indicate otherwise, means the *Urban and Rural Planning Act, 2000*;


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;


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;


ADJACENT LAND means land that is contiguous to, physically touching or shares a boundary with, the parcel of land that is the subject of an application and includes land that would be contiguous if not for a highway, road, river or stream.

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

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

AUTHORITY  means a council, authorized administrator or regional authority;

AUTHORIZED ADMINISTRATOR  means an authorized administrator appointed under subsection 31(4);

BOARD  except in Part IX, means an appeal board established under section 40;


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 industrial and other similar uses,

(iii) a part of and fixtures on buildings referred to in subparagraphs (i) and (ii), and

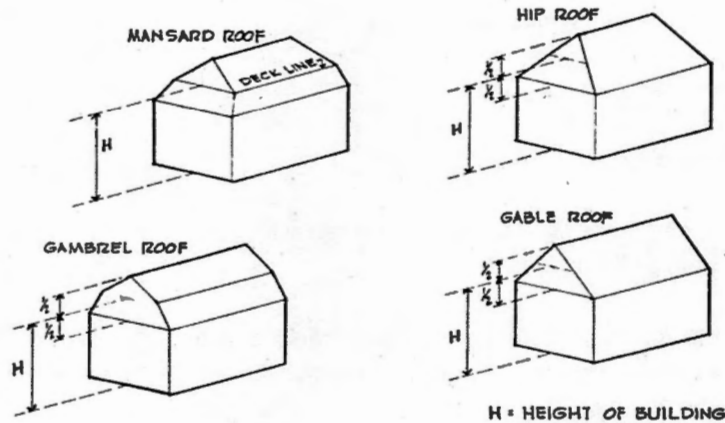
(iv) an excavation of land whether or not that excavation is associated with the intended or actual construction of a building or thing referred to in subparagraphs (i) to (iii);


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

(ii) 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;




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;

BUILDING CONTROL LINE  means a conceptual line paralleling the centre line of a Protected Road at a distance perpendicular to the road in order to delineate the area for the application of these regulations; a Protected Road is a road designated under the *Protected Road Zoning Regulations, 1996* under the *Urban and Rural Planning Act, 2000*;

BOARD  except in Part IX, means an appeal board established under section 40;


COMMUNITY INFILLING LIMIT means the geographic boundaries within which development may take place in an area outside of the control of an authority as designated under the policy of the Lands Branch, Department of Fisheries and Lands;

COUNCIL  means a council as defined in the City of Corner Brook Act, City of Mount Pearl Act, Municipalities Act, 1999 and the city council as defined in the City of St. John's Act;



COURT  unless the context indicates otherwise, means the Trial Division;


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, which may or may not be attached to a main building, which does not have a permanent roof.

DEPARTMENT means the department presided over by the minister; (see definition of minister)

DEVELOPMENT  means the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of a material change in the use, or the intensity of use of land, buildings or premises 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 used for the sale of refreshments or merchandise, or as an office, or for living accommodation, and excludes the
- (v) carrying out of works for the maintenance, improvement or other alteration of a 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 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 a local authority or statutory undertakers of works for the purpose of inspecting, repairing or renewing sewers, mains, pipes, cables or other apparatus, including the breaking open of street or other land for that purpose, and
- (viii) use of a building or land within the courtyard of a dwelling house for a purpose incidental to the enjoyment of the dwelling house as a dwelling;

DEVELOPMENT REGULATIONS mean  these regulations and regulations and by-laws respecting development that have been enacted by the relevant authority; and,  regulations made under sections 34 to 38;

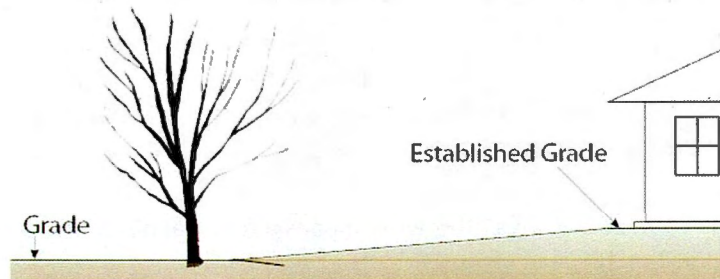
DISCRETIONARY USE  means a use that is listed within the discretionary use classes established in the use zone tables of an authority's development regulations;

DWELLING UNIT: means a self-contained unit consisting of one or more habitable rooms used or designed as an independent and separate housekeeping establishment or living quarters for one household, including kitchen and sitting, sleeping and sanitary facilities, which is used permanently or semi-permanently; and does not include a coach or rail car, mobile home, or any vehicle.

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;




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;

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;


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 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;


MINISTER  means the minister appointed under the *Executive Council Act* to administer this Act;


MUNICIPALITY  includes a city incorporated under the *City of Corner Brook Act*, *City of Mount Pearl Act* and the *City of St. John's Act* and a municipality as defined in the *Municipalities Act, 1999*;

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;


NUISANCE means anything that is obnoxious, offensive or interferes with the use or enjoyment of property, endangers personal health or safety, or is offensive to the senses. This could include that which creates or is liable to create a nuisance through emission of noise, smoke, dust, odour, heat, light, fumes, fire or explosive hazard; results in the unsightly or unsafe storage of goods, salvage, junk, waste or other materials; poses a hazard to health and safety; or adversely affects the amenities of the


neighbourhood or interferes with the rights of neighbours to the normal use and enjoyment of any land or building;

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;


PLAN,  unless the context indicates otherwise, means a regional plan and a municipal plan established under section 8 or 10;

PLANNING AREA  , unless the context indicates otherwise, means a regional planning area and a municipal planning area established under sections 6 and 11;


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;


RECREATION VEHICLE OR RECREATIONAL TRAILER means a vehicle or portable structure designed to provide temporary living accommodation which is either self-propelled or mounted on, or pulled by another vehicle, and includes a travel/holiday trailer, camper trailer, truck camper, motorhome, fifth wheel trailer, tent trailer, travel trailer, camper van or recreational trailer or other similar vehicle, but not a mobile home or mini-home. A converted bus is not a recreation vehicle;

REGION  means a region as defined in the *Municipalities Act, 1999*;


REGIONAL AUTHORITY  means a regional authority established under section 7 of the Act; scheme means a scheme established under section 29 of the Act;

SCHEME  means a scheme established under section 29;


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, 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 land, whether in single or joint ownership into 2 or more pieces for the purpose of development;

TOWN  means a town as defined in the *Municipalities Act, 1999*;


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;

YARDS – (sometimes called lot lines) refer to the diagram below for an illustration of the following definitions:

FRONT YARD DEPTH otherwise called the building line or front yard setback, means setback from the street that the building is fronting on, shown as the front yard setback in the drawing below; note that the development controls indicate side yard and rear yard setbacks from the boundaries of the property;

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

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

ZONING MAP  means the map or maps attached to and forming a part of the authority's regulations.

APPENDIX 2 – [Minister’s] Development Regulations under the Urban and Rural Planning Act

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NEWFOUNDLAND AND LABRADOR 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. Johns , January 2, 2001 .

Joan Marie Aylward
Minister of Municipal and Provincial Affairs

REGULATIONS

Analysis

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Short title

1. These regulations may be cited as the *Development Regulations*.

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Definitions

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.

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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.

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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.

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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) persons 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.

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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. Johns, 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. Johns 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.

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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.

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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.

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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.

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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.

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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.

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Variations

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.

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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.

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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.

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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 applicants 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.

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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.

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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.

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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.

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Commencement

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

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APPENDIX 3: DEVELOPMENT DESIGN GUIDELINES

1 PURPOSE AND APPLICATION

1.1 Purpose

The Development Design Guidelines propose additional requirements to the requirement of the Development Application as outlined in Chapter 2.2. The purpose of the Development Design Guidelines is to support the goals of the Town of Cox's Cove of building liveable neighbourhoods by enhancing the visual appearance of the neighbourhood and incorporate Smart Growth principles into the design of new development. The intent is to promote orderly and compatible development by implementing a high standard of attractive and functional building design.

The objective is to provide design guidelines that:

- Provide criteria to achieve a high standard of building design, land use compatibility and site aesthetics that promote neighbourhood cohesiveness;
- Encourage development scheme proposals for the Comprehensive Residential Development Areas to provide a mix of housing forms, choices, densities and affordability for residents of all ages around a neighbourhood hub;
- Integrate the proposed Comprehensive Residential Development Areas in a manner that is cohesive with the existing community and the future objectives of the Town;
- Ensure a high standard of neighbourhood aesthetics, such as landscaping, planting of trees, creation of open spaces, providing pedestrian mobility, minimizing site signage;
- Facilitate more fiscally sustainable forms of residential development through efficient growth patterns;
- Promote a neighbourhood environment that focuses on social interaction and pedestrian mobility;
- Encourage residential development densities that can support community commercial land uses over the long term,
- Reinforce the rural atmosphere of Cox's Cove by extensive use of landscaping and general 'greening' of both residential commercial sites and protecting the local sense of place by retaining natural features and vegetation, facilitating the traditional mixed age community by allowing for the needs of all ages, and maintaining local history through the use of architectural design elements
- Facilitate pedestrian street-friendly scale neighbourhood commercial development by reducing building setbacks to property lines, bringing stores closer to the street, providing for more shade areas, rest benches and amenity areas, creating more streetscape visual appeal, and making parking lot areas safer.

1.2 Application

These design guidelines will apply to residential, commercial, and industrial existing zones and the comprehensive development areas for each of these land use categories.

- The guidelines identify general design criteria for specific types of new developments. These form a basis for Council review and consideration of building development proposals, prior to approval of a development permit or providing 'approval in principle, or allowing any site construction;
- At the discretion of Council, certain design guidelines may be waived;
- In the event of a conflict between the Development Design Guidelines and the requirements a Use Zone Table of the Development Regulations, the Use Zone Table requirements shall take precedence.
- Council may require an applicant to include an assessment for compliance with the Development Design Guidelines as a component of the application. In addition to the site plan information required with the development application, these may include:
 - Comprehensive layout plan, including principal and accessory buildings siting, parking configuration, unenclosed storage and landscaped areas;
 - Building form details, including façade and design appearance, and building elevation drawings;
 - Site landscape plan;
 - Signage detail; and,
 - Development design approval process.

2 DEVELOPMENT DESIGN SUBMISSION FORMATS

2.1 Comprehensive Site Plan

The Comprehensive Layout Plan must contain the following:

- Identification of Developable Area of site;
- Proposed siting of new buildings, or additions, including building square footage area size, building height, and setback distances to property lines;
- Building lot area coverage and floor area ratio where applicable;
- Total number of proposed multi-unit residential dwellings, or strata unit commercial and/or industrial units, and interior floor plans;
- Layout drawing of proposed parking area, total number and size of parking spaces and maneuvering aisles, access and egress locations to parking area, provisions for bicycle parking where applicable, landscape screening for parking areas and storm water drainage management;
- Identification of outdoor amenity and open space improvement areas;
- Identification of unenclosed storage areas and area size; and,
- Overview of landscaping treatment and approach for the site development.

2.2 Building Design Information

In addition to the information provided in accordance with Site Plan property detail and to address the Development Design Guidelines, at the discretion of Council, a land development applicant may be required to provide in the minimum, in whole or in part, the following building design information on the proposed site development:

- The front, rear and building side elevation views of all buildings proposed for the site;

- Detailed building design articulation elements such as for the front entrance, facades, roof lines, cornices and window placement and trim, and design attention to the building form and character to avoid monotony of design, use of blank walls and massing of the building;
- Building materials and colour schemes;
- Coordination of design of all buildings on site, and integration with the design character of the adjacent neighbourhood; and,
- Integration of site design elements of landscaping, parking and amenity areas with building design.

2.3 Landscape Plan

In addition to the site design information on a proposed site development that is provided, at the discretion of Council, a land development applicant may be required to provide in a minimum, in whole or in part, the following landscape plan information on the proposed site development:

- Landscape plans shall be for the entire site and shall include all proposed new plantings of hedges, shrubbery, trees, flowering plants, groundcover and grass areas, as well as existing landscaping, including trees proposed to be retained;
- Landscape improvements shall include those identified minimum landscape requirements within the applicable zone category for the proposed use;
- Landscape plans shall focus on the front and exterior side yard areas to the adjacent streets, on the front entrance to the principal building and on landscape treatments that complement the exterior of the principal building;
- Landscape plans shall additionally provide for screening of unenclosed storage areas, to minimize offsite glare from vehicle lights from the parking area, to screen rooftop heating, ventilation and air conditioning systems, and to provide for privacy and separation from adjacent land uses;
- All site developments shall provide for landscaping between the asphalt area of the parking area and the building face; and,
- Landscape plans are to include all proposed fences, masonry walls and landscape berms.

2.4 Signage Detail

- In addition to the site design and landscape information provided on a proposed site and building development, at the discretion of Council, a land development applicant may be required to provide, in whole or in part, the following signage detail information on the proposed site development:
- Signage design shall be in accordance with Council's Policy on Signage and Advertisements;
- Signage shall be complimentary to the overall site, building and landscape design for the development project;
- Multi-tenant use of a commercial, industrial or comprehensive development zone site, shall utilize one shared sign;
- Decorative landscape treatment to the base of site signage shall be incorporated with the landscape plan for the development; and,
- A statement of rationale of how the proposed signage detail meets the intent of the design guidelines.

2.5 Development Design Approval

Review and approval consideration by the Authority of a proposal's compliance to the Development Design Guidelines are subject to the following conditions:

12. The procedural process for consideration of Approval of the Development Design application shall be established by the Authority, and shall be in compliance with the *Urban and Rural Planning Act (2000)*;
13. Development Design Approval consideration may occur in conjunction with the Authority's consideration of approval of a rezoning application for the same property;
14. The Development Design Approval shall be valid for a two-year period from the date of Approval by the Authority;
15. Upon expiration of the two-year period, and in the absence of an extension from the Authority, a new application for Development Design Approval will be required;
16. No Building Permit for a development subject to a Development Design Approval shall be issued except in compliance to the approved Development Design;
17. All site, building, landscape and signage detail approved by the Authority for the Development Design shall be adhered to in site construction and development, except for minor changes as subsequently approved by the Authority; and,
18. A Landscape Letter of Credit to ensure suitable growth and adaptation of the landscape planting materials as part of the site development may be required by the Authority.

3 RESIDENTIAL DEVELOPMENT DESIGN GUIDELINES (except apartment buildings)

3.1 Building Design

Council may consider the following requirements for residential development:

- All houses (single detached dwelling or semi-detached dwelling) shall have their principal façade and entry facing the front lot line and the street;
- The front façade of the residential house shall not be blank but shall include prominent and identifiable design articulation building forms and features such as appurtenances, porches, verandas and stoops so as to promote the home's exterior living space and street orientation to enhance social interaction and contribute to the ambiance of the neighbourhood;
- Columns and posts at the front entry shall be spaced no farther apart than they are tall;
- The front facades of compact and duplex homes should be finished with more than one finish material, and where more than one material is used, traditionally heavier materials such as stone and brick shall be located below lighter building materials such as wood, and fibre cement board;
- Unless designed as a continuous architectural theme, adjacent compact and duplex lot buildings shall be visually distinct from each other;
- At least two of the following design elements should vary for each adjacent compact and duplex residential building along a street: (a) building materials; (b) roofline; (c) windows; (d) building recesses; (e) building setbacks; (f) height; (g) entries; (h) colour; (i) building form; or (j) architectural details.
- Use of wood and materials such as hardi-board for building cladding, and incorporation of other architectural details such as to accent window trim and doorways, and cornices, is encouraged;

- Use of heritage colours is encouraged;
- Vinyl siding as building cladding is not encouraged;
- Blank walls along the side and rear of the home are not permitted, the side and rear elevations of homes shall have design variation;
- Windows shall be framed with design detail materials, and shall include a sill that is wider than the window opening;
- Windows should be oriented to make best use of passive solar;
- Downspouts should match rain gutters in material and finish, and where feasible all roof drains should be recharged into the site;
- Parking shall be provided on-site within garages or within discrete parking areas and to the rear of residences accessed by a lane, and where parking is to be accommodated at the front of the house, if unenclosed, the area shall be landscaped, and where parking is to be provided within a garage, design attention shall include recessing the front of a garage from the house and use of similar design features and materials as the façade of the house;
- All buildings should reflect environmentally responsible design and construction practices, and include consideration of the Energy Star program;
- All areas of a compact or duplex lot located outside of the building envelope shall be fully landscaped and maintained with grassed areas, a variety of shrubs, hedges, and flowering plants, and a minimum of one street tree in the front yard area;
- Energy efficiency and conservation should be considered in the design of landscaped areas and in the selection of plantings through:
 2. Retention of existing mature trees and vegetation where feasible;
 3. The use of native and/ or drought resistant plant species;
 4. Designing the landscaping to moderate the effect of the wind, to provide shade in the summer and to allow daylight into residential dwellings; and,
 5. Allowing natural drainage and permeation throughout the site.
- Fences, garden walls or hedges should be used along all side lot lines, and lot lines which abut alleys; and,
- The front yard area of the lot shall provide for an attractive landscape area and a pleasing streetscape view.

4 MULTI-UNIT/APARTMENT BUILDING DESIGN GUIDELINES

4.1 Building Design

Council may consider the following requirements for multi-unit/apartment development:

- Design and siting of multi-unit residential buildings shall seek to preserve and maximize views of the existing neighbourhood, to enhance privacy and liveability of the neighbourhood, to add attractive residential design to the neighbourhood, and to not overwhelm the character of the neighbourhood;

- All multi-unit residential projects, especially those for congregate care, shall include provisions for universal accessibility including power assisted door openers, wide doorways, weather protection and exterior safety lighting, as well as specific dwelling unit design considerations;
- Building materials, colour and architectural design of all multi-unit residential projects should complement the existing neighbourhood character and the natural landscape;
- A common architectural theme of building form and character is encouraged to be used throughout the residential project while emphasizing strong individual dwelling unit identity through smaller design components;
- The liveability of all new multi-unit residential dwelling units with regard to views and sunlight shall be considered in the building design through utilization of staggered building elevations, having all units above grade, and locating landscaped open spaces next to windows and adjacent buildings;
- All multi-unit residential developments are to face the street, or give the appearance of facing the street, so as to provide an attractive street front orientation through attention to the building façade, unique building entrances, landscaping and fence treatment along the street;
- Multi-unit residential developments adjacent to lower density residential homes shall create a transition in building mass and form, and where feasible, concentrate density to the centre of the development site, and locate lower density components of the development adjacent to nearby lower density residential homes;
- Buildings that are more than two storeys in height should be set back further than adjacent one and two storey houses so that the multi-unit residential buildings seem smaller from the street;
- Clustering of buildings on sites with environmentally sensitive areas or significant natural areas is encouraged;
- Small clusters of town home units are a preferred design for town home developments;
- Town home developments that contain more than three units per structure should provide variation in building facades to help reduce the visual length of individual buildings, and incorporate design components such as porch covered and ground level door entries that express strong individual unit identity so as to avoid significant repetition in adjacent dwelling units;
- Larger apartment buildings and long rows of building frontages that reflect too much building massing, shall avoid large expanses of any one building cladding material, and shall incorporate architectural detail design elements that break up building massing through incorporation of variation in colour, recesses and articulation such as chimneys, projections and balconies, strategically placed windows and doors, use of varying building materials, and attention to appropriate and compatible roof forms to reduce and provide relief to building monotony;
- Blank and/or flat building facades on all sides of a multi-unit residential development shall be avoided through the differentiating design articulation attention to wall lines and texture, use of protrusions such as bay windows, and innovative use of building materials;
- Balconies and ground level patios of multi-unit residential buildings shall be designed with initial attention to the usability of the space by the resident, and secondly to the overall design of the building to ensure a cohesive attractive building image;
- Recessed or semi-recessed balconies are preferred over projecting balconies that have the appearance of being 'tacked on';

- Adequate storage space should be provided within each multi-unit dwelling or within a common area of a building so as to avoid 'clutter' of storage on balconies, patio areas and garages;
- The exposed undersides of balconies and porches that are visible from the street should be covered with exterior finishes to provide a finished appearance to public view;
- All proposed flat roofs shall have a prominent articulated cornice treatment;
- Screening of mechanical equipment, especially mechanical systems sited on rooftops, is encouraged and, wherever possible, integrated into the architecture of the development;
- Garage doors as part of a multi-unit residential development should not individually face the street but rather should be recessed behind the main building façade, grouped in pairs between adjacent residential units to allow individual unit entrances and facades to achieve more visual prominence to the street, or have garages sited in a manner that avoids multi-driveway accesses to the adjacent street;
- Pedestrian pathways, with adequate lighting and landscaping treatment, are encouraged throughout multi-unit developments to connect the residential dwelling units with the site parking areas, and with the sidewalks;
- Site design elements such as park benches, formal open space courtyards, shade areas and community gardens are encouraged with multi-unit residential sites;
- Fencing for screening purposes should complement the overall site and building design by being in short lengths, and constructed of materials similar to the building design, or of decorative brick;
- The size, height, location and design of multi-unit residential project name signs shall be architecturally integrated into the overall design of the form and character of project buildings; and,
- Integration of Crime Prevention through Environmental Design (CPTED) principles and design elements into building form and character considerations is required.

4.2 Landscaping

- Attractive site landscaping that creates visual interest and identity, a pleasing street image, and a buffer to adjacent land uses, must be incorporated into the design and development of all multi-unit residential projects;
- In addition to the landscaping objectives in Chapter 6 of the Development Regulations, the intent for multi-unit residential sites is to maximize the amount of landscaped areas on the site including retention of stands of mature trees, and to minimize the amount of impervious surfaces so as to increase the natural absorption of rainwater of the site through consideration of innovative practices such as incorporating vegetated swales and rain gardens into the parking lot areas to capture and absorb rainwater runoff;
- The frontage of new multi-unit residential developments should be entirely landscaped with specific attention to providing deciduous street tree species and a variety of plant materials and treatments, some of which should achieve substantial size at maturity, and in creating visual landmarks of hard and soft landscaping features on significant street corners and at locations of high visibility;
- All multi-unit residential buildings should have immediately adjacent landscaped areas that include shrubbery and flowering plants;

- The use of landscaping pockets of vegetation such as flowering shrubs within a well maintained and cut grassed area is encouraged throughout the site, and in side yard and perimeter areas of the site, the use of decorative brick walkways to open space elements such as shade areas, park benches and formal courtyards is encouraged;
- Large continuous open spaces on the site should be used to serve as a landscaped buffer to adjacent properties and buildings, and to provide privacy and access to sunlight for residents;
- In non-apartment multi-unit development sites, each dwelling unit should be provided with its own private open space, and landscape attention to the site shall delineate private open space from the more public open space areas;
- Use of attractive fencing materials, including decorative masonry walls, should be complimented by landscaping treatment at the base, but long monotonous lengths of fencing are not encouraged; and,
- Where on site community vegetable gardens are to be provided to residents, water from rooftop runoff and downspouts should be redirected into rain barrels for later irrigation use, or directly into vegetated areas.

4.3 Parking Area Design

- Successful site design of multi-unit residential projects extends to blending the parking areas of higher density residential developments into the overall site goals for form and character. For apartment residential developments, wherever feasible, automobile parking is encouraged to be sited underground, and where parking for multi-unit residential projects is not underground, surface paved parking areas will require design attention;
- Surface parking areas should not be located within the building setback areas for the site, and they should be visually screened as much as possible from streetscape and frontage view through the use of landscape hedges, raised landscape berms, sloped grassed or flower bed areas, or by design elements such as decorative and brick fences;
- Access to parking areas should occur from a rear lane whenever possible, and where access is to originate from a street, the number of site access and egress locations should be minimized to maintain the streetscape appearance of the development, and to minimize disruption to pedestrian movement on the sidewalks adjacent to the street;
- 'Viewing aisles' into the development and into the parking areas to maintain site safety should be integrated into site screening considerations;
- Multi-unit residential developments with large parking requirements should break up the surface parking locations into several smaller parking nodes, and connect the parking nodes with internal shared driveways;
- Town home and similar multi-unit residential projects should not create individual driveway access to the street for each dwelling unit but through site design layout, should coordinate the site parking to provide for a minimum number of accesses to the street;
- The use of alternative construction materials to asphalt such as paving stones, brick or aggregate concrete is encouraged to complement the overall landscape design of the site; and,

- Pedestrian pathways that are clearly articulated and landscaped are encouraged to be provided to safely connect the multi-unit residential buildings with the site's parking areas, and to the sidewalks of the abutting streets.
- Provision for bicycle parking and storage should also be addressed.

4.4 Signage

- The size, height and design of multi-unit project name signs should be architecturally integrated into the overall design of the site buildings and landscaping; and,
- Refuse collection containers and recycling storage areas are encouraged to be sited within buildings, underground or in the minimum, fully enclosed with attractive fencing and roofing, if necessary, that complements the principal building materials, or screened to an adequate height by similar landscape treatment.

5 COMMERCIAL DEVELOPMENT DESIGN GUIDELINES

While it is acknowledged that existing commercial developments in the community have limited or no consistent building and landscape design pattern, new commercial development is intended to be coordinated with regard to building siting, form and character by encouraging a more aesthetically attractive and appealing streetscape and site appearance;

5.1 Building Design

Council may consider the following requirements for commercial development:

- Building form and character must include designing new buildings that are pleasant to look at, by providing for design attention and variation to the storefront façade, roof lines, exterior finish, colours and materials, and limiting the size and massing of buildings. Flat roof lines, blank expanses of exterior walls, buildings that appear to be temporary structures and asphalt paving that abuts the building face are commercial construction practices that are not encouraged;
- The streetscape created by new building forms should complement each other and those existing buildings on adjacent sites, thereby avoiding monotony, but creating a positive visual effect;
- Exterior finishes of new commercial buildings should be wood, brick, finished and textured concrete, natural stone or other materials of warm appearance. Substantial areas of unfinished concrete or metal cladding should be avoided;
- Significant corners of new commercial buildings should be given added design emphasis with vertical architectural features and roof cornice elements;
- Where a commercial building or development is located at a street intersection, the building design appearance should be orientated to have the building 'front' all the adjacent streets;
- New building development should be sited to have the building frontage on the main street alignment;

- Buildings should be designed and located on a site to minimize impacts to adjacent land uses such as residential, to preserve views, to retain mature trees, to setback from any environmentally sensitive areas and retain natural vegetation, and to accommodate the natural grades of the site as much as possible to ensure that minimal site grading is required;
- New commercial developments are encouraged to site closer to the front lot line and provide for attractive storefront design through façade attention, articulated window design and prominent store entry locations, and for enhanced pedestrian elements such as widened walkways and rest benches and overhead weather protection, and planting of deciduous street trees;
- Large lot commercial developments should provide for site development of buildings that are coordinated with each other, and are connected by pedestrian sidewalk linkages and incorporation of public spaces for open space amenity areas, public art, and shade areas with rest benches;
- Attractive storefront façade and use of murals depicting the community's history, as approved by Council, on exterior building walls are encouraged;
- Commercial developments will involve the siting and design of buildings to respect the residential character of the neighbourhood through a smaller commercial scale of buildings, to provide for a design theme that is compatible with the neighbourhood, significant site landscaping to provide for an effective transition from residential to commercial land uses and attention to parking area design to prevent lighting glare spilling over to residential areas;
- Commercial growth through new building development and building renovation will be encouraged to consider the historic elements and character of downtown commercial cores and integrate this existing character with new design concepts through significant attention on the ground level storefront façade width and height, storefront window patterns and placement, storefront entrances, pedestrian weather protection, colours and materials, and to the building design treatment of the second storey, to the roof lines and to the building sides to avoid massing, to lighting for the building and signage;
- For the Comprehensive Commercial/Industrial Development Area, development should be part of an overall design concept plan for the area, and should include site design that incorporates significant open space amenities and encourages building design that makes extensive use of wood timbers and local materials;
- All new Commercial building developments should consider and provide for an attractive streetscape view in conjunction with significant site landscaping, and convenient, well-lit and safe pedestrian access from the parking area to the principal building;
- All new commercial buildings should also be designed from the perspective of universal access for disabled and other persons and provide for multiple curb let downs, power assisted door openers, weather protection and other design elements;
- Screening of mechanical equipment, especially mechanical systems sited on rooftops, is encouraged and, wherever possible, integrated into the architecture of the development; and,
- Integration of Crime Prevention through Environmental Design (CPTED) principles and design elements into building form and character considerations is required in the design of all new and all significantly renovated commercial developments.

5.2 Landscaping

Attractive and substantial site landscaping that creates visual interest and identity, a pleasing street and pedestrian image, acts a buffer to adjacent land uses, screens parking and paved areas of the site, and emphasizes the natural environment character of Grand Falls-Windsor, must be incorporated into the design and development of all commercial development projects;

- In addition to the landscaping objectives of Regulation 47.3 (18), the intent for commercial development sites is to maximize the amount of landscaped areas on the site including retention of stands of mature trees, and to minimize the amount of impervious surfaces so as to increase the natural absorption of rainwater of the site through consideration of innovative practices such as incorporating oil-water separators in the catch basins of parking lot drains to cleanse parking lot runoff waters before they enter watercourses;
- The frontage of new commercial developments, and other lot areas adjacent to a street, should be entirely landscaped with a minimum 3.0m wide landscape boulevard to serve as the primary buffer area between the adjacent street and the paved area of the site, with specific attention to providing within the landscape boulevard area, deciduous street tree species and a variety of plant materials and treatments, some of which should achieve substantial size at maturity, and in creating visual landmarks of hard and soft landscaping features on significant street corners and at locations of high visibility;
- Street trees on a commercial site should be a minimum of 1.8m in height at time of planting, and planted at a ratio of one tree for every three parking spaces on site;
- Use of hedges, floral displays, lawns with park benches, brickwork fences, shade areas and ornamental lights is also encouraged to be included in the site landscape plan;
- On large sites such as for shopping centre developments, landscaping is to also consider the provision of public art or features such as water fountains and outside landscaped amenity, courtyard or plaza areas;
- Unenclosed storage areas are to be sited to the rear of buildings and screened by landscaping or well-maintained fencing;
- Large parking areas should incorporate landscape features to create separated clusters of parking spaces and enable safe pedestrian circulation; and,
- A Landscape Letter of Credit may be required by the Authority from the Development Design applicant to ensure successful planting of landscape material and ongoing maintenance for a minimum two-year period.

5.3 Parking Area Design

- Since commercial site parking areas will be highly visible from adjacent streets, and the development design objective is to 'soften' the hard appearance of parking lot areas, surface parking lots should be screened as much as possible from streetscape view by use of landscape hedges, grassed and raised landscape berms, and in specific locations, by attractive good-quality fencing;

- No asphalt paving of a parking area should directly abut a building face but rather an interface landscape area should be planted between the car stops of the parking lot and the side of the building;
- Large parking areas for commercial sites should be encouraged to be broken up through the use of internal site landscaping islands that are curbed and planted with trees, raised pedestrian walkways and rest bench areas, and connective vehicle maneuvering aisles;
- Commercial buildings should be strategically located on development sites to ensure safe pedestrian movement from the surface parking areas by initiatives such as maintaining clear public walking access to the entrance of commercial storefronts;
- Short term bicycle parking facilities such as bike racks, should be sited in well-lit locations close to building entrances;
- Loading and service areas should be located to the rear and side of commercial buildings, removed from the main site parking areas and all pedestrian movements;
- Parking areas should be designed to support and assist disabled persons, and all disabled parking spaces should be located close to the building entrance;
- All surface parking spaces should be clearly marked and painted with white parking space lines, and where 'small car parking spaces' are to be used, 'small cars' should be clearly painted on the parking spaces;
- The amount of asphalt surfaces on commercial parking lots is encouraged to be minimized through consideration of use of more permeable surface treatments such as decorative pavers and bricks; and,
- Lighting for commercial parking lots should not 'spill-over' and create glare on adjacent properties.
- 5.4 Signage and other design considerations
- The size, height and design of commercial development name signs should be architecturally integrated into the overall design of the site, and be generally limited to one sign per site, or on the basis of overall site frontage for large commercial developments; and,
- Refuse collection containers and recycling storage areas are encouraged to be sited within buildings, or in the minimum, fully enclosed with attractive fencing and roofing, if necessary, that complements the principal building materials, or screened to an adequate height by similar landscape treatment.

6 INDUSTRIAL DEVELOPMENT DESIGN GUIDELINES

6.1 Site Design

Council may consider the following requirements for industrial development:

- Industrial sites are to be designed in a manner to reflect an appealing public appearance by being sited as close to the adjacent street as possible, accentuated with an attractive front of building orientation to the street and complimented with well-maintained site landscaping;
- Overall site planning and development should address the entire property, and any environmentally sensitive areas should be identified, fenced and preserved;

- Open space areas should be created wherever possible on an industrial site, particularly within setback areas, and for employee amenity areas;
- Site landscaping is to assume a greater role in overall site design and site layout so as to achieve goals of creating permeable areas for site drainage, and to generally 'green' the site to reflect the natural setting of the community;
- Wherever achievable, new developments are encouraged to incorporate Low Impact Development (LID) techniques such as rain gardens, vegetated swales, separation of impervious surfaces, and/ or redirecting water from drain pipes into rain barrels and other systems for watering site landscaping;
- Lighting of parking and outside work areas should not illuminate adjacent or nearby properties to an intensity greater than existing street lights adjacent to nearby impacted sites;
- Exterior site storage is encouraged to be minimized, and where present located away from public view as much as possible, and where necessary enclosed by an opaque or translucent screen, raised landscape berms, trees and substantial site landscaping;
- Refuse collection and recycling areas are to be completely screened by landscaped vegetation or by fencing material that compliments the building design;
- Loading areas are encouraged to be located to the rear or side of a building where a building façade does not face a street, and designed in keeping with the appearance of the principal building; and,
- Signage is to be coordinated with the overall design of the site and landscaping.

6.2 Building Design

- Buildings within the IL zone are to be designed to create an appealing visual relationship between buildings and streetscape;
- Design detail for all new industrial buildings will be encouraged to consider the proposed building's bulk and size, and its height and massing in relation to neighbourhood area, and what building materials are to be used, and what level of landscape improvements are to be made to the building setback areas and parking locations, and additionally consider:
 - Orientating the building to the street to present an attractive public 'face' for the industrial operation;
 - Locating the office component of a new building to the front of the building and using materials such as glazing to highlight the building front;
 - Differentiating one face of the building from another by utilizing different architectural features, colours and materials;
 - Ensuring individual unit identity to units in multi-tenant buildings; and,
 - Providing for finished treatment of open space on the site through attractive and well-maintained landscaping.
- Developments should address the impact and visual exposure of building roof appearance by varying the design of the roof line, and considering all roof top equipment, stacks, roof vents,

and mechanical systems as part of the overall building design, and group and screen as much as possible;

- No exposed surfaces of buildings are encouraged to be finished with metal cladding or unpainted concrete blocks in the IL zone; and,
- Manufactured mobile structures are not deemed as an appropriate building form in any industrial zone.

6.3 Landscaping

- Attractive and substantial site landscaping that creates visual interest and identity, a pleasing street and pedestrian image, acts a buffer to adjacent land uses, screens parking and paved areas of the site, and emphasizes the natural environment character of Grand Falls-Windsor, must be incorporated into the design and development of all industrial development projects;
- The overall landscaping intent for industrial development sites is to maximize the amount of landscaped areas on the site including retention of stands of mature trees, and to minimize the amount of impervious surfaces so as to increase the natural absorption of rainwater of the site through consideration of innovative practices such as incorporating oil-water separators in the catch basins of parking lot drains to cleanse parking lot runoff waters before they enter watercourses;
- The frontage and streetscape sides of new industrial developments in the IL zone should be landscaped with a minimum 3.0m wide landscape boulevard to serve as the primary buffer area between the adjacent street and the building area of the site, with specific attention to providing within the landscape boulevard area, deciduous street tree species and a variety of plant materials and treatments, some of which should achieve substantial size at maturity, and in creating visual landmarks of hard and soft landscaping features on significant street corners and at locations of high visibility;
- Street trees on an industrial site should be a minimum of 1.8m in height at time of planting, and planted at a ratio of one tree for every four parking spaces on the perimeter of the site;
- Use of hedges, floral displays, lawns with park benches, brickwork fences, shade areas and ornamental lights is also encouraged to be included in the front building area and employee amenity areas;
- Wherever possible, use of raised landscape berms to screen parking and storage areas of a site is encouraged; and,
- The overall industrial development is encouraged to maximize the positive impact of finished open space.

6.4 Parking Area Design

- Employee parking areas and loading bays are not to be located within the setback area between the building and the street;
- Since industrial site parking areas will be highly visible from adjacent streets in the IL zone, and the development design objective is to 'soften' the hard appearance of parking lot areas, surface parking lots should be screened as much as possible from streetscape view by use of landscape

hedges, grassed and raised landscape berms, and in specific locations, by attractive good-quality fencing;

- No asphalt paving of a parking area should directly abut a building face but rather an interface landscape area should be planted between the car stops of the parking lot and the side of the building;
- Parking lot area and loading bay access locations to the street should be minimized;
- Parking areas should be designed to support and assist disabled persons, and all disabled parking spaces should be located close to the building entrance;
- All surface parking spaces should be clearly marked and painted with white parking space lines, and where 'small car parking spaces' are to be used, 'small cars' should be clearly painted on the parking spaces; and,
- Short term bicycle parking facilities for employees such as bike racks, should be sited in well lighted locations close to building and workplace entrances.

7 GREEN APPROACHES TO STORMWATER MANAGEMENT

Council may consider the following requirements for stormwater management:

Land Conservation: Land conservation is another good tool for communities to use for reducing the risks of stormwater runoff and sewer overflows. The water quality and flooding impacts of urban stormwater also can be addressed by protecting open spaces and sensitive natural areas within and adjacent to a city while providing recreational opportunities for city residents. Natural areas that should be a focus of this effort include riparian areas, wetlands, and steep hillsides.

Bioswales: Bioswales are essentially rain gardens placed in long narrow spaces such as the space between the sidewalk and the curb. Bioswales are vegetated, mulched, or xeriscaped channels that provide treatment and retention as they move stormwater from one place to another. Vegetated swales slow, infiltrate, and filter stormwater flows. As linear features, they are particularly well suited to being placed along streets and parking lots.

Planter Boxes: Planter boxes are an attractive tool for filtering stormwater as well as reducing the runoff that goes into a sewer system. Planter boxes are urban rain gardens with vertical walls and either open or closed bottoms. They collect and absorb runoff from sidewalks, parking lots, and streets and are ideal for space-limited sites in dense urban areas and as a streetscaping element.

Permeable Pavements: Permeable pavement is a good example of a practice that catches water where it falls. Permeable pavements infiltrate, treat, and/or store rainwater where it falls. They can be made of pervious concrete, porous asphalt, or permeable interlocking pavers. This practice could be particularly cost effective where land values are high and flooding or icing is a problem.

Green Streets and Alleys: Green streets combine more than one feature to capture and treat stormwater. Green streets and alleys are created by integrating green infrastructure elements into their design to store, infiltrate, and evapo-transpire stormwater. Permeable pavement, bioswales, planter boxes, and trees are among the elements that can be woven into street or alley design.

Green Parking: Parking lots are a good place to install green infrastructure that can capture stormwater that would usually flow into the sewer system. Many green infrastructure elements can be seamlessly integrated into parking lot designs. Permeable pavements can be installed in sections of a lot and rain gardens and bioswales can be included in medians and along the parking lot perimeter. Benefits include mitigating the urban heat island and a more walkable built environment.

Urban Tree Canopy: City trees, or tree canopy, soak up stormwater, provide cooling shade and help to slow traffic. Trees reduce and slow stormwater by intercepting precipitation in their leaves and branches. Many cities have set tree canopy goals to restore some of the benefits of trees that were lost when the areas were developed. Homeowners, businesses, and community groups can participate in planting and maintaining trees throughout the urban environment.

Downspout Disconnection: Water from the roof flows from this disconnected downspout into the ground through a filter of pebbles. This simple practice reroutes rooftop drainage pipes from draining rainwater into the storm sewer to draining it into rain barrels, cisterns, or permeable areas. You can use it to store stormwater and/or allow stormwater to infiltrate into the soil. Downspout disconnection could be especially beneficial to cities with combined sewer systems.

Rainwater Harvesting: This rainwater harvesting system is adapted to the architecture of the building and its surroundings.

Rainwater harvesting systems collect and store rainfall for later use. When designed appropriately, they slow and reduce runoff and provide a source of water. This practice could be particularly valuable in arid regions, where it could reduce demands on increasingly limited water supplies.

Rain Gardens: A rain garden can be beautiful as well as functional. Rain gardens are versatile features that can be installed in almost any unpaved space. Also known as bioretention, or bio-infiltration, cells, they are shallow, vegetated basins that collect and absorb runoff from rooftops, sidewalks, and streets. This practice mimics natural hydrology by infiltrating and evaporating and transpiring—or “evapo-transpiring”—stormwater runoff.

APPENDIX 4: LAND USE ZONING MAP

