

**TOWN OF HARBOUR GRACE
MUNICIPAL PLAN 2010**



DEVELOPMENT REGULATIONS AMENDMENT No. 6, 2023

“INDUSTRIAL (IND)” to “TOWN (TN)”

Water Street West

JULY, 2023

PLAN-TECH



ENVIRONMENT

URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO APPROVE
TOWN OF HARBOUR GRACE
DEVELOPMENT REGULATIONS AMENDMENT No. 6, 2023

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

- a) Adopted the Harbour Grace Development Regulations Amendment No. 6, 2023, on the 18th day of September, 2023.
- b) Gave notice of the adoption of the Town of Harbour Grace Development Regulations Amendment No. 6, 2023, by advertisement inserted on the 22nd day and the 29th day of September, 2023, in *The Shoreline* newspaper.
- c) Set the 11th day of October at 7:30 p.m. at the Town Hall, Water Street, for the holding of a public hearing to consider objections and submissions.

Now under section 23 of the *Urban and Rural Planning Act, 2000*, the Town Council of Harbour Grace approves the Town of Harbour Grace Development Regulations Amendment No. 6, 2023, as adopted.

SIGNED AND SEALED this 19 day of October, 2023

Mayor:


_____ (Council Seal)

Clerk:

Amy Sawyer



TOWN OF HARBOUR GRACE
 ZONING AND LAND-USE REGULATIONS
 AMENDMENT NO. 6, 2023

Under the authority of section 19, section 17 and section 8 of the Urban and Rural Planning Act, 2000, the Town Council of Harbour Grace

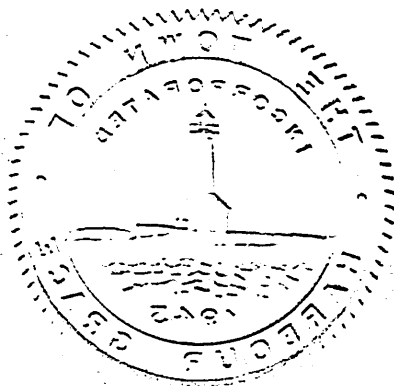
(s) Approves the Harbour Grace Development Regulations Amendment No. 6, 2023, on the 18th day of September, 2023.

(t) Give notice of the adoption of the Harbour Grace Development Regulations Amendment No. 6, 2023, by advertisement inserted on the 25th day of September, 2023, in the St. John's newspaper and the 29th day of September, 2023, in the St. John's newspaper.

(u) Set the 11th day of October at 7:30 p.m. at the Town Hall, Water Street, for the holding of a public hearing to consider objections and submissions.

It is hereby declared that the Town Council of Harbour Grace, under section 23 of the Urban and Rural Planning Act, 2000, the Town Council of Harbour Grace approves the Harbour Grace Development Regulations Amendment No. 6, 2023, as proposed.

SIGNED AND SEALED this 11th day of September, 2023.



(Council Seal)

 Mayor

 Town Clerk

 Mayor

 Town Clerk


**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF HARBOUR GRACE
DEVELOPMENT REGULATIONS AMENDMENT No. 6, 2023**

Under the authority of Section 16 of the *Urban and Rural Planning Act, 2000*, the Town Council of Harbour Grace adopts the Town of Harbour Grace Development Regulations Amendment No. 6, 2023.

Adopted by the Town Council of Harbour Grace on the 18th day of September, 2023.

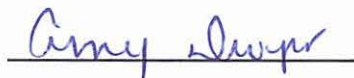
Signed and sealed this 19 day of October, 2023.

Mayor:



(Council Seal)

Clerk:



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Harbour Grace Development Regulations Amendment No. 6, 2023, has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

Municipal Plan/Amendment	
REGISTERED	
Number	<u>2125-2023-019</u>
Date	<u>2 Nov 2023</u>
Signature	

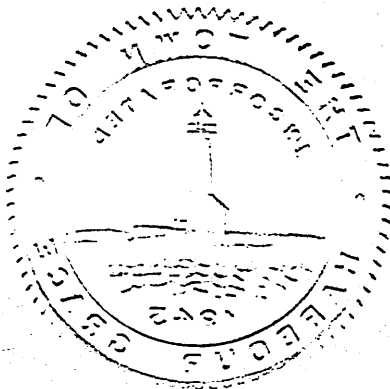


TOWN OF HARBOUR GRACE
 RESOLUTION TO ADOPT
 DEVELOPMENT REGULATIONS AMENDMENT No. 2023

Under the authority of Section 16 of the Urban and Rural Planning Act, 2002, the Town Council of Harbour Grace adopts the Town of Harbour Grace Development Regulation Amendment No. 2023.

Adopted by the Town Council of Harbour Grace on the 18th day of September, 2023.

Signed and sealed this 18th day of September, 2023.



(Local Council)

Mayor

Clerk

CANADIAN HERITAGE DEPARTMENT

I certify that the adopted Town of Harbour Grace Development Regulations Amendment No. 2023, has been prepared in accordance with the requirements of the Urban and Rural Planning Act, 2002.



REGISTERED
2023-09-18
18 SEP 2023
18 SEP 2023

TOWN OF HARBOUR GRACE DEVELOPMENT REGULATIONS AMENDMENT No. 6, 2023

BACKGROUND

The Town of Harbour Grace proposes to amend its Development Regulations. The Town is aware of a concept proposal for an 11-lot residential subdivision to be located on the south side of Water Street west. The developer was proposing to develop a single lot at a time. The developer applied for and was given approval for a single-family dwelling on Lot 6 which is near completion. Recently the Town received an application for Lot 5 next to lot 6. During application processing it was discovered that both lots were in the Industrial zone. (See Figure 1)

ANALYSIS:

This parcel of land has a history as a subdivision was originally proposed around 2004 for 10 lots. In 2018, the subdivision was re-designed for 11 lots. Access would be from Water Street in the form of a cul-de-sac running perpendicular to Water Street. There is no record of either subdivision design ever receiving approval from the Town. As stated earlier, the present owner applied for and was given approval for a single-family dwelling on Lot 6. An application was submitted for Lot 5 when it was determined that both lots are in the Industrial Zone.

Residential dwellings are neither a permitted or discretionary use in the **Industrial (IND)** Zone. The purpose of this amendment is to re-zone lots that are in the **Industrial (IND)** zone to the adjoining **Town (TN)** zone. Residential development is a permitted use in the **Town (TN)** zone. There is no maximum building line set back for the **Town (TN)** zone.

The developer has entered into an agreement with the Town. The development agreement approved a private driveway as access for lot 6. The developer would be responsible for piped services for lot 6. Originally, Council's motion was to rezone 4, 5, 6 and 7. This would leave lot 8 and the cul-de-sac bulb in the **Industrial (IND)** zone. Council revised its motion and directed that lots 4-8, including the cul-de-sac bulb, would be rezoned to **Town (TN)**. This change would be reflected in the Development Agreement.

(See Figure 1)

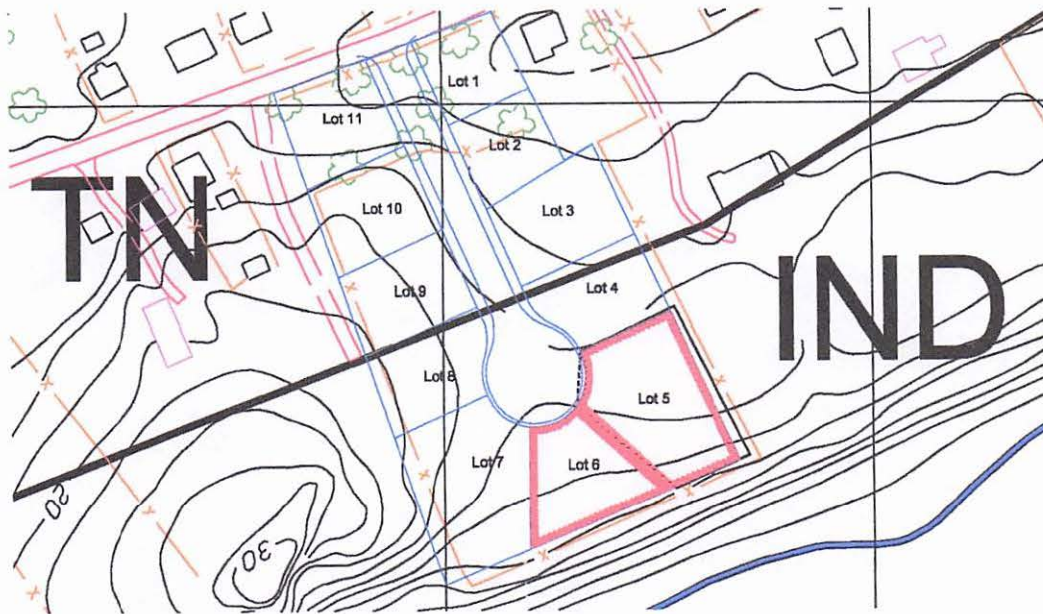


Figure 1

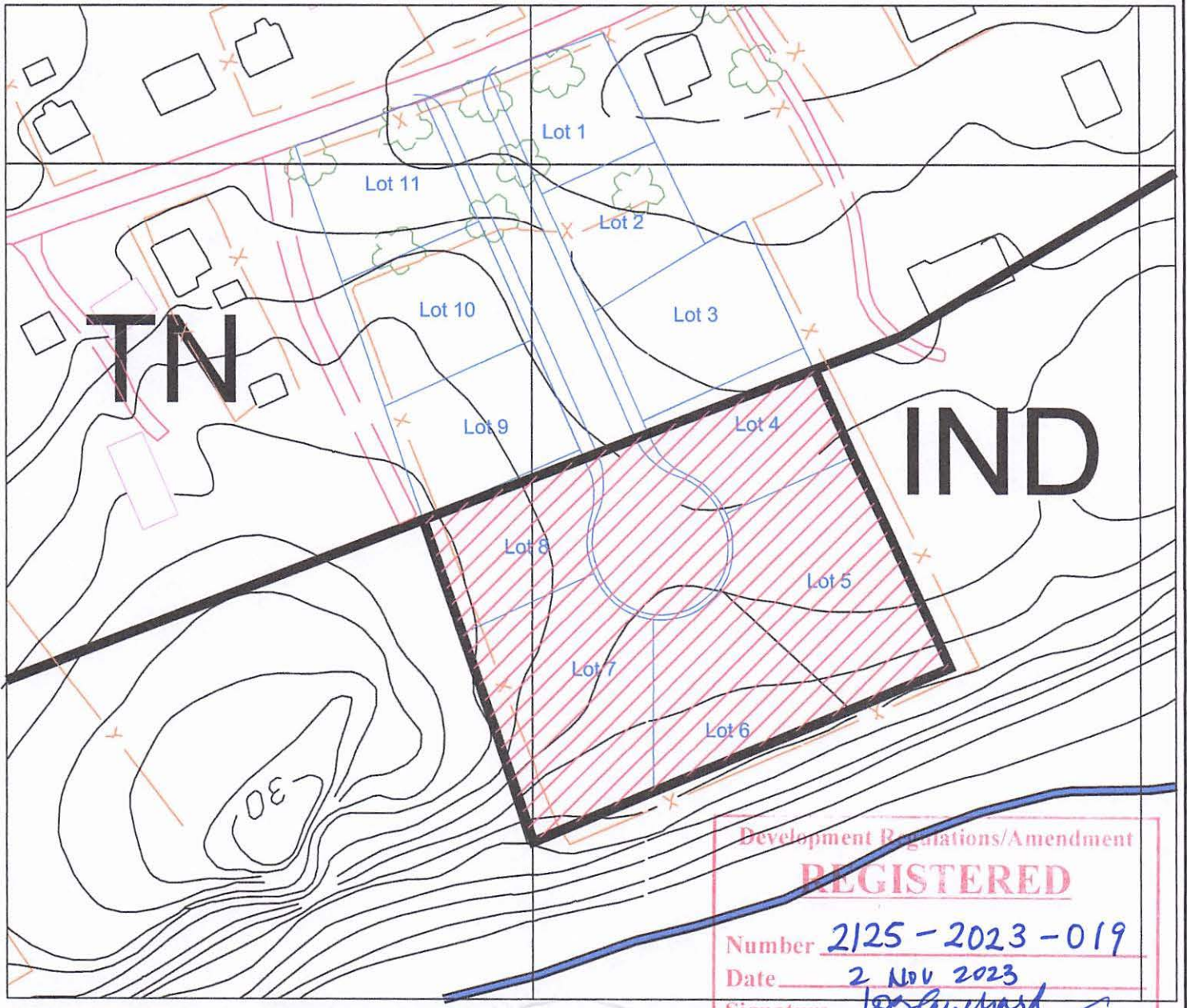
PUBLIC CONSULTATION

During the preparation of this amendment, Council undertook the following initiative so that individuals and groups could provide input to the proposed Development Regulations Amendment. The Town Council of Harbour Grace published a notice in *The Shoreline* newspaper on July 28, 2023, advertising the proposed amendment seeking comments or representations from the public. The Town Council placed the proposed amendment on display at the Town Office and posted on the Towns website, Facebook page and Twitter Account and at the Town office for residents to view and to provide any comments or concerns in writing to the Council concerning the proposed amendment. No letters or objections were received by the Town during the public consultation period.

AMENDMENT No. 6, 2023

The Town of Harbour Grace Development Regulations are amended by:

- A) *Changing*** an area of land from "**Industrial (IND)**" to "**Town (TN)**" as shown on the attached copy of the Town of Harbour Grace Land Use Zone Map.



Development Regulations/Amendment
REGISTERED
 Number 2125-2023-019
 Date 2 Nov 2023
 Signature [Signature]

TOWN OF HARBOUR GRACE
 MUNICIPAL PLAN 2010

Dated at Harbour Grace

LAND USE ZONE MAP

This 19 Day of October 2023

DEVELOPMENT REGULATIONS
 AMENDMENT No. 6, 2023

[Signature] Mayor

[Signature] Clerk



Area to be changed from: "Industrial (IND)"
 to "Town (TN)"

Seal



PLAN-TECH



Scale: 1:1250



ENVIRONMENT

I certify that the attached Town of Harbour Grace Development Regulations Amendment No. 6, 2023 has been prepared in accordance with the requirements of the Urban and Rural Planning Act, 2000.