

**TOWN OF HARBOUR GRACE
MUNICIPAL PLAN 2010**



DEVELOPMENT REGULATIONS AMENDMENT No. 5, 2022
Add "Open Space Recreation Park Land Use Zone Table"
to Schedule C, and
"Environmental Protection (EP)" to "Open Space Recreation Park
(OSRP)"

Bannerman Lake Road and Lady Lake Road

APRIL, 2022

PLAN-TECH



ENVIRONMENT

URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO APPROVE
TOWN OF HARBOUR GRACE
DEVELOPMENT REGULATIONS AMENDMENT No. 5, 2022

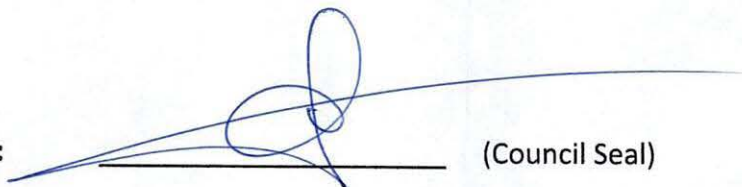
Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act, 2000*, the Town Council of Harbour Grace.

- a) Adopted the Harbour Grace Development Regulations Amendment No. 5, 2022, on the 21st day of June, 2022.
- b) Gave notice of the adoption of the Town of Harbour Grace Development Regulations Amendment No. 5, 2022, by advertisement inserted on the 22nd day and the 29th day of July, 2022, in *The Shoreline* newspaper.
- c) Set the 9th day of August at 7:00 p.m. at the Firemen's Social Building, Bannerman Street, Harbour Grace, 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. 5, 2022, as adopted.

SIGNED AND SEALED this 29th day of August, 2022

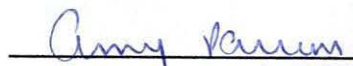
Mayor:



(Council Seal)



Clerk:



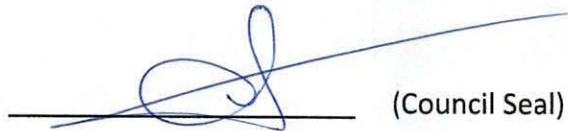
**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF HARBOUR GRACE
DEVELOPMENT REGULATIONS AMENDMENT No. 5, 2022**

Under the authority of Section 16 of the *Urban and Rural Planning Act, 2000*, the Town Council of Torbay adopts the Town of Harbour Grace Development Regulations Amendment No. 5, 2022.

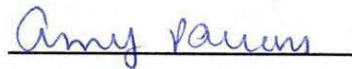
Adopted by the Town Council of Harbour Grace on the 21st day of June, 2022.

Signed and sealed this 29th day of August, 2022.

Mayor:

 (Council Seal)

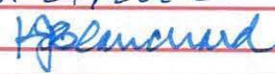
Clerk:





CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Harbour Grace Development Regulations Amendment No. 5, 2022, has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

Municipal Plan/Amendment REGISTERED	
Number:	<u>2125-2022-018</u>
Date:	<u>Sept 27/2022</u>
Signature:	<u></u>



DEVELOPMENT REGULATIONS AMENDMENT No. 5, 2022

BACKGROUND

The Town of Harbour Grace proposes to amend its Development Regulations. The Town has received a comprehensive proposal for a recreational camping park with six tourist cabins on 15.79 ha. of land located on the northeast side of Bannerman Lake Road and Lady Lake Road. Approximately 2.28 ha. are located in the Protected Public Water Supply Land Use Zone. No development is proposed for land within this zone.

The Business and Concept Plan provided by the applicant indicates that the park, when fully developed, will have over 60 camping sites with all sites having electrical service. The park will have six tourist cabins, an administration building and also provide a sanitation dumping station on site.

ANALYSIS:

In promoting itself as a tourist destination, Harbour Grace has many attractions to offer such as the Harbour Grace Regatta, a Marina, historic buildings, a rich aviation history, Amelia Earhart Statue just to name a few. As a further means to attract visitors to the Town, Harbour Grace offers camping trailer parks as a means of accommodation. The Town has an existing trailer park, the Amelia Earhart Campground located off Glover Road at the west end of Town. This amendment will allow the development of a new campground, Verge's Getaway and Retreat located off Bannerman Lake Road and Lady Lake Road which will offer over sixty camping sites and six tourist cabin rentals.

The Harbour Grace Development Regulations lists "commercial – Residential (tourist cabins)" as a discretionary use in the Residential (Res), Mixed Development (MD), Town (TN) and Heritage District (HD). Only the Residential Land Use Zone Table contains a condition that states that commercial – Residential uses shall be in the form of tourist cabins and only permitted in conjunction with an existing bed and breakfast.

The Harbour Grace Development Regulations has no language to address private recreational parks and campgrounds. This Amendment proposes to add a new Land Use Zone Table, **Open Space Recreation Park (OSRP)** to Schedule C. This new Land Use Zone Table will be applied to the existing Amelia Earhart Campground located off Glover Road and the proposed Verge's Getaway and Retreat located off Bannerman Lake Road and Lady Lake Road.

While part of the developer's land holding is in the Protected Public Water Supply (PPWS), no amendment for this area has been requested as there will be no development in the watershed zone. Therefore, no referrals were sent to the Department of Environment and Climate Change. The developer is presently having ground water assessment and septic design prepared for the campground. When completed, this assessment will be referred to the Department of Digital Government and Service NL for comment.

The area for development is presently zoned as **Environmental Protection (EP)** on the Harbour Grace Land Use Zone Map. The proposed Amendment will re-zone land for the proposed park development from **Environmental Protection (EP)** to **Open Space Recreation Park (OSRP)**.

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 April 21, 2022, 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 at the post office, from April 21 to May 5, 2022, 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. 5, 2022

The Town of Harbour Grace Development Regulations are amended by:

- A) Adding Open Space Recreation OSRP** to the Schedule of Use Zones, Schedule C as shown below:

SCHEDULE C – USE ZONE SCHEDULES

Schedule C contains tables for the following Use Zones:

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

B) **Adding** the **Open Space Recreation Park (OSRP) Land Use Zone Table** to Schedule C as shown below:

**USE ZONE TABLE
OPEN SPACE RECREATION PARK (OSRP) ZONE**

ZONE TITLE	OPEN SPACE RECREATION PAK (OSRP)	(Harbour Grace)
PERMITTED USE CLASSES (see Regulation 92)		
Campgrounds, Outdoor Amusement Uses, Recreational Open Space, Campgrounds or Trailer Parks, Tourist Cabins (rental), Outdoor Assembly, Convenience Store		
DISCRETIONARY USE CLASSES (see Regulations 23 and 93)		
Indoor Assembly, Catering, including take-out food service, Indoor Assembly, Light Industry, Shop and Antenna		

CONDITIONS FOR OPEN SPACE RECREATION PARK ZONE

1. Development Standards

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

2. Discretionary Use Classes

The discretionary use classes listed in this table may be permitted at the discretion of Council provided that they are complementary to permitted uses and will not inhibit or prejudice the existence or development of permitted uses.

3. Catering

Catering uses, including take-out food service use, may be considered on a discretionary basis provided it serves recreational park activities only.

4. Commercial Residential

Commercial residential uses shall be limited to the building and rental of single or multi-unit tourist cabins.

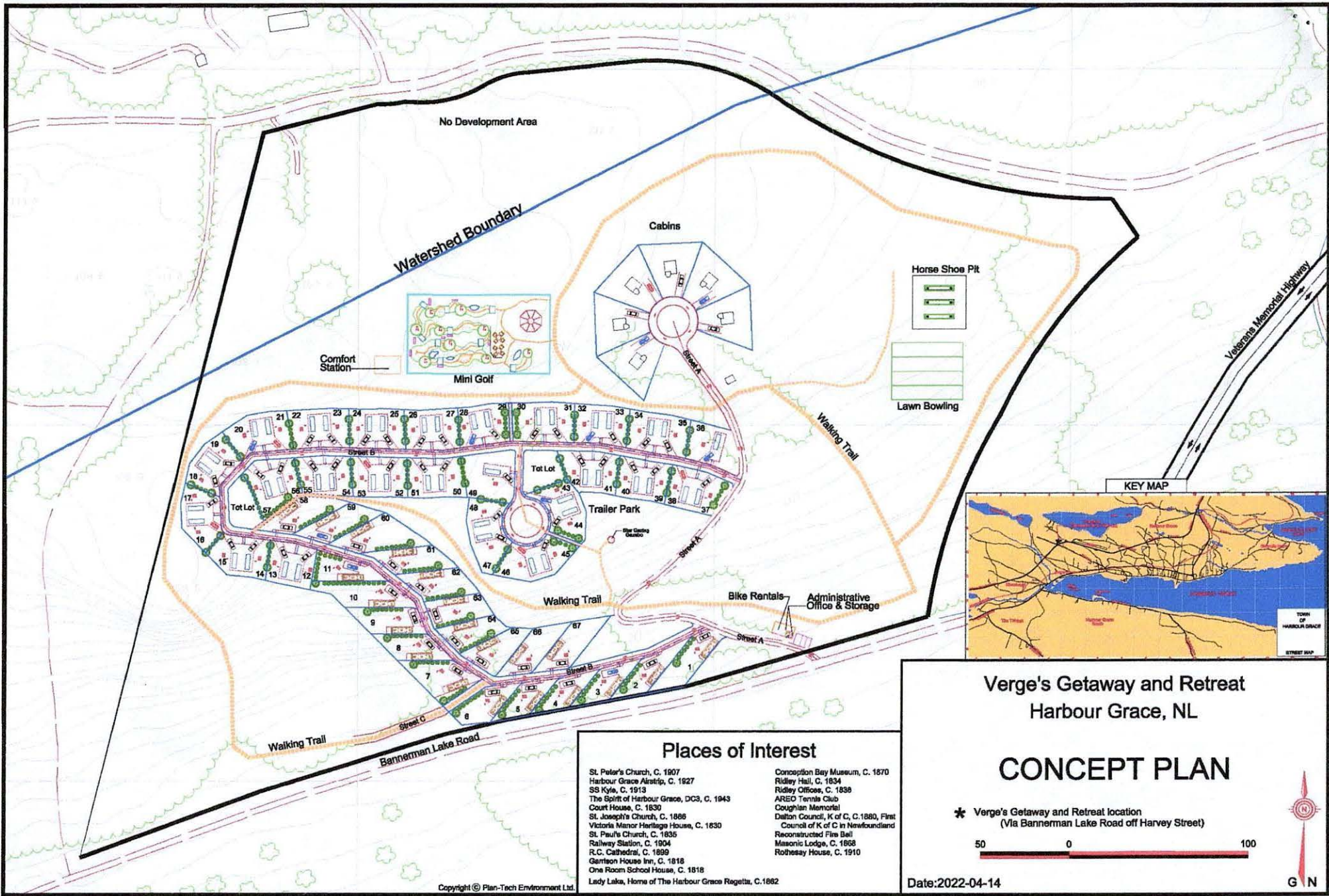
5. Accessory Building

An accessory building may be permitted in association with a permitted use and shall have a maximum floor area of no more than 20 m².

6. Shop – Gifts and Crafts

Shops shall be limited to goods/wares such as gifts and crafts consistent with recreational uses.

C) *Changing* an area of land from "**Environmental Protection (EP)**" to "**Open Space Recreation Park (OSRP)**" as shown on the attached copy of the Town of Harbour Grace Land Use Zone Map.



No Development Area

Watershed Boundary

Cabins

Comfort Station

Mini Golf

Horse Shoe Pit

Lawn Bowling

Walking Trail

Walking Trail

Bike Rentals

Administrative Office & Storage

Walking Trail

Walking Trail

Bannerman Lake Road

KEY MAP



Places of Interest

- | | |
|---|--|
| St. Peter's Church, C. 1907 | Conception Bay Museum, C. 1870 |
| Harbour Grace Almshouse, C. 1927 | Ridley Hall, C. 1834 |
| SS Kyle, C. 1913 | Ridley Offices, C. 1838 |
| The Spirit of Harbour Grace, DC3, C. 1943 | AREO Tennis Club |
| Court House, C. 1830 | Coughlan Memorial |
| St. Joseph's Church, C. 1886 | Dalton Council, K of C, C. 1880, First |
| Victoria Manor Heritage House, C. 1630 | Council of K of C in Newfoundland |
| St. Paul's Church, C. 1835 | Reconstructed Fire Bell |
| Railway Station, C. 1904 | Masonic Lodge, C. 1868 |
| R.C. Cathedral, C. 1899 | Rothsay House, C. 1910 |
| Garrison House Inn, C. 1818 | |
| One Room School House, C. 1818 | |
| Lady Lake, Home of The Harbour Grace Regatta, C. 1862 | |

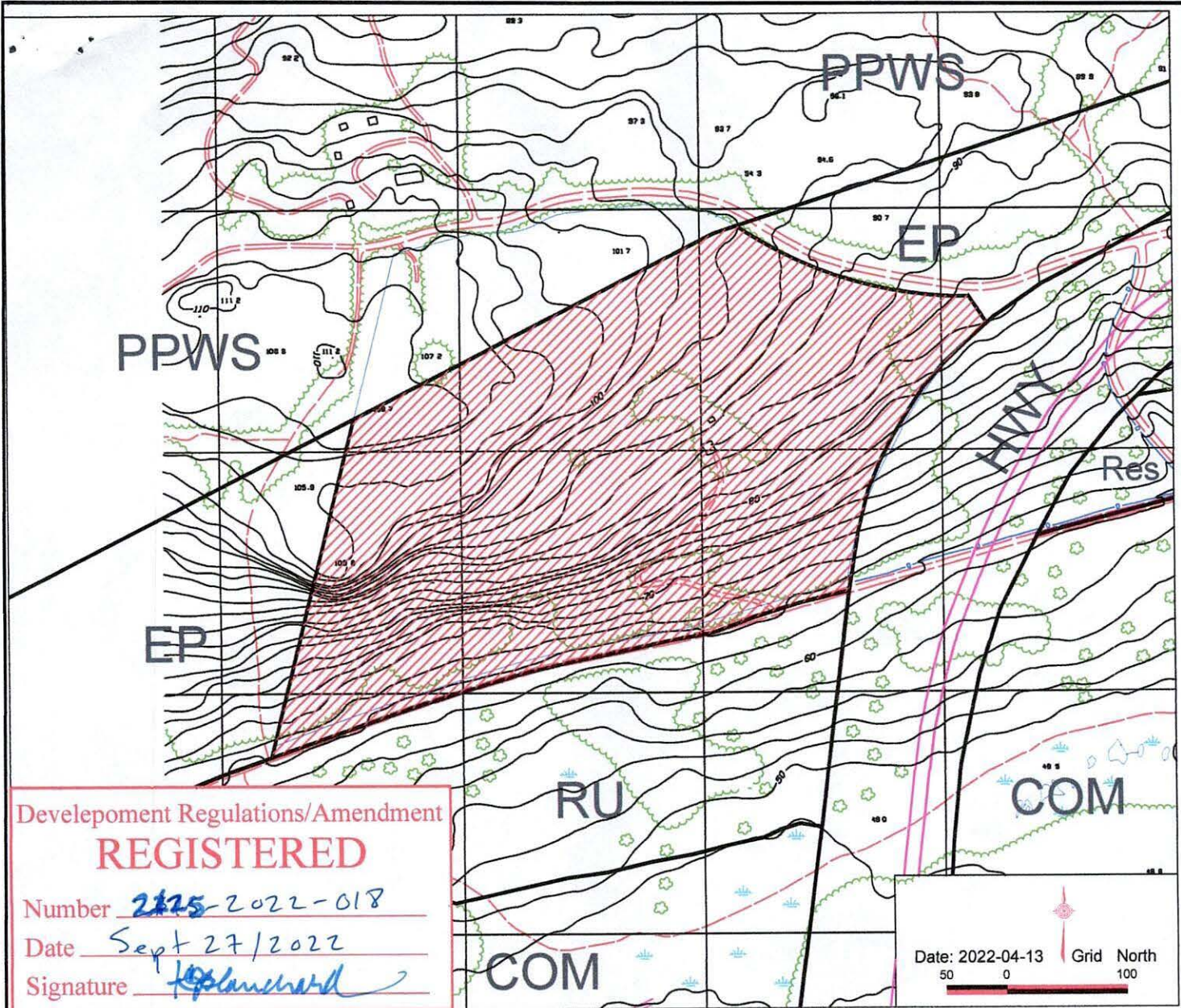
**Verge's Getaway and Retreat
Harbour Grace, NL**

CONCEPT PLAN

* Verge's Getaway and Retreat location
(Via Bannerman Lake Road off Harvey Street)



Date: 2022-04-14



Development Regulations/Amendment
REGISTERED
 Number 2225-2022-018
 Date Sept 27/2022
 Signature [Signature]

Date: 2022-04-13 Grid North
 50 0 100

TOWN OF HARBOUR GRACE
 MUNICIPAL PLAN 2010

LAND USE ZONE MAP

DEVELOPMENT REGULATIONS
 AMENDMENT No. 5, 2022

Dated at Harbour Grace

This 29 Day of August 2022

[Signature] Mayor

Amy Kaurani Clerk



Area to be changed from: "Environmental Protection (EP)" to "Open Space Recreation Park (OSRP)"

Seal



PLAN-TECH



ENVIRONMENT

Scale: 1:5000



I certify that the attached Town of Harbour Grace Development Regulations Amendment No. 5, 2022 has been prepared in accordance with the requirements of the Urban and Rural Planning Act, 2000.