

URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO APPROVE
TOWN OF HARBOUR GRACE
DEVELOPMENT REGULATIONS AMENDMENT No. 4, 2021

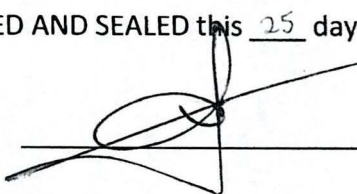
Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act, 2000*, the Town Council of Harbour Grace.

- a) Adopted the Harbour Grace Development Regulations Amendment No. 4, 2021, on the 19th day of April, 2021.
- b) Gave notice of the adoption of the Town of Harbour Grace Development Regulations Amendment No.4, 2021, by advertisement inserted on the 6th day and the 13th day of May, 2021, in *The Shoreline* newspaper.
- c) Set the 26th day of May at 7:00 p.m. at the Danny Cleary Community Centre, 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. 4, 2021, as adopted.

SIGNED AND SEALED this 25 day of June, 2021

Mayor:



(Council Seal)

Clerk:

Amy Parsons

Development Regulations/Amendment	
REGISTERED	
Number	2125—2021—017
Date	August 18, 2021
Signature	<u>Mary O'Leary</u>

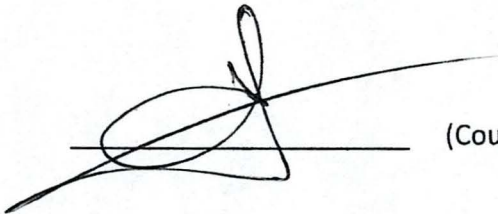
URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO ADOPT
TOWN OF HARBOUR GRACE
DEVELOPMENT REGULATIONS AMENDMENT No. 4, 2021

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.4, 2021.

Adopted by the Town Council of Harbour Grace on the 19th day of April, 2021.

Signed and sealed this 25 day of June, 2021.

Mayor:



(Council Seal)

Clerk:

Amy Kavanagh

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Harbour Grace Development Regulations Amendment No. 4, 2021, has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.



TOWN OF HARBOUR GRACE
DEVELOPMENT REGULATIONS AMENDMENT No. 4, 2021

BACKGROUND

The Town of Harbour Grace proposes to amend its Development Regulations. The Town has received a comprehensive proposal for fifteen (15) lot residential subdivision to be located on the northside of Thicket Road. Lots will be unserviced and all lots meet the minimum area of 1860m² and minimum frontage of 30m as stated in condition 2, General Development Standards for Unserviced Lots as found in the Residential Land Use Zone Table, Schedule C.

The area is presently zoned as **Industrial (IND)** and **Rural (RU)** on the Harbour Grace Land Use Zone Map. The proposed Amendment will re-zone land for the proposed residential subdivision from **Industrial (IND)** to **Residential (RES)** and **Rural (RU)** to **Residential (RES)**.

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 February 18, 2021, advertising the proposed amendment seeking comments or representations from the public. The Town Council placed the proposed amendment on display at the Town Council Office from February 15 to February 26, 2020, 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.

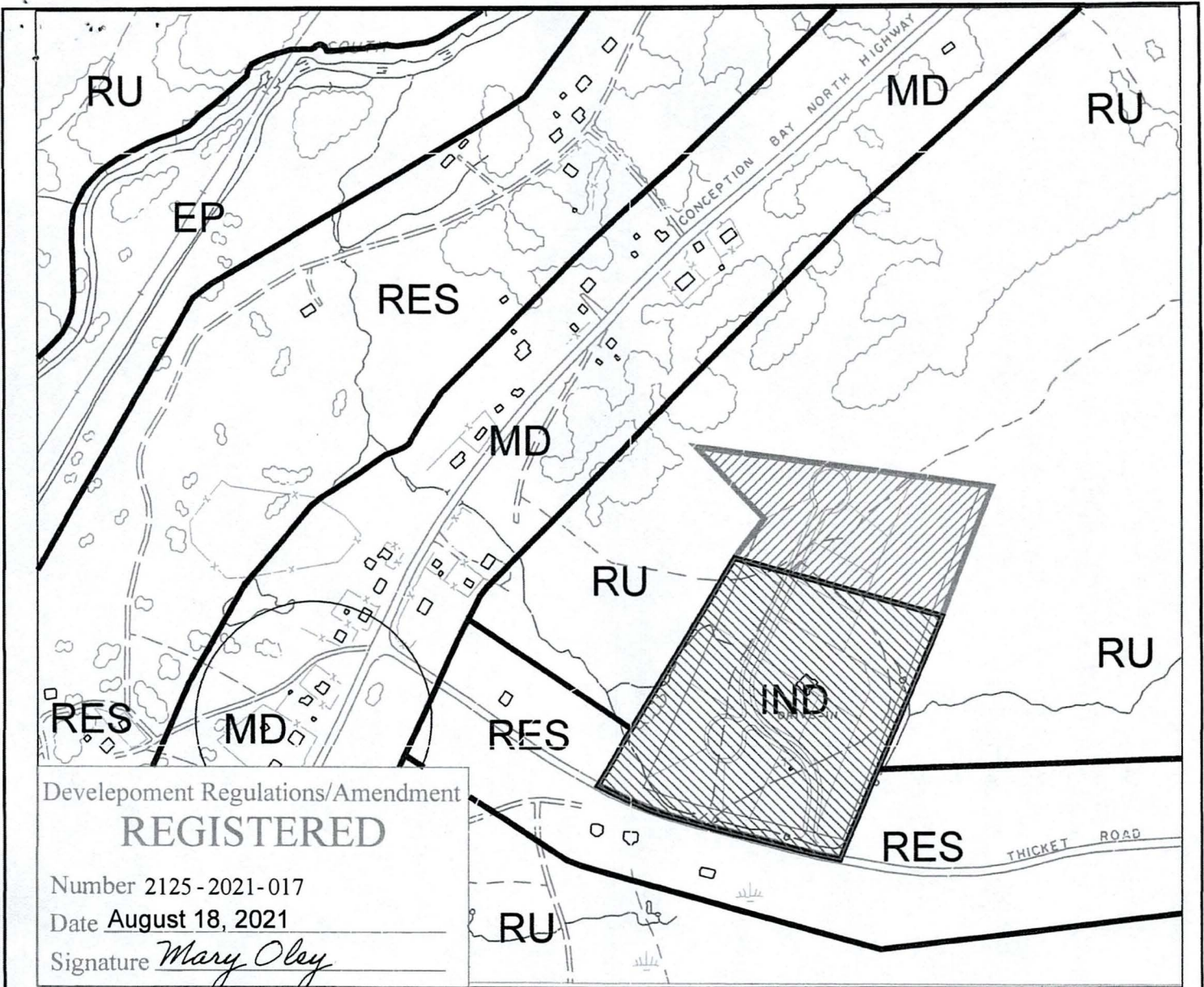
AMENDMENT No. 4, 2021

The Town of Harbour Grace Development Regulations are amended by:

- A) **Changing** an area of land from "**Rural (RU)**" to "**Residential (RES)**", and

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





**TOWN OF HARBOUR GRACE
 MUNICIPAL PLAN 2010**

LAND USE ZONE MAP

**DEVELOPMENT REGULATIONS
 AMENDMENT No. 4, 2021**



Area to be changed from: "Industrial" to "Residential"



Area to be changed from: "Rural" to "Residential"

PLAN-TECH



ENVIRONMENT

Scale: 1:5000



Dated at Harbour Grace

This 25 Day of June 2021

[Signature] Mayor
Amy Parsons Clerk

Seal



I certify that the attached Town of Harbour Grace Development Regulations Amendment No. 4, 2021 has been prepared in accordance with the requirements of the Urban and Rural Planning Act, 2000.

