

**TOWN OF PETTY HARBOUR - MADDOX COVE
DEVELOPMENT REGULATIONS
AMENDMENT NO. 1, 2018**

**Text Amendment
Motion Bay Road Extension**

**Prepared by:
Mary Bishop, FCIP
May, 2018**

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF PETTY HARBOUR - MADDOX COVE
DEVELOPMENT REGULATIONS AMENDMENT NO. 1, 2018**

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Petty Harbour - Maddox Cove adopts Development Regulations Amendment No. 1, 2018.

Adopted by the Town Council of Petty Harbour - Maddox Cove on the 30th day of July, 2018.

Signed and sealed this 24 day of October, 2018.

Mayor: Sam Lee
Sam Lee

Clerk: Stephanie Stack
Stephanie Stack

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Development Regulations Amendment No. 1, 2018 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act 2000*.

Mary Bishop
Mary Bishop, FCIP



**URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF PETTY HARBOUR - MADDOX COVE
DEVELOPMENT REGULATIONS AMENDMENT NO. 1, 2018**

Under the authority of Sections 16, 17 and 18 of the *Urban and Rural Planning Act 2000*, the Town Council of Petty Harbour - Maddox Cove

1. Adopted Development Regulations Amendment No. 1, 2018 on the 30th day of July, 2018.
2. Gave notice of the adoption of Development Regulations Amendment No. 1, 2018 by advertisement inserted on the 15th day of Sept., 2018 and the 6th day of OCT., 2018 in the Telegram.
3. Set the 11th day of October, 2018 at 7:00 p.m. at the Petty Harbour - Maddox Cove Town Hall for the holding of a public hearing to consider objections and submissions.

Now under the authority of Section 23 of the *Urban and Rural Planning Act 2000*, the Town Council of Petty Harbour - Maddox Cove approves Development Regulations Amendment No. 1, 2018 on the 22nd day of October, 2018 as adopted.

SIGNED AND SEALED this 24th day of October, 2018

Mayor: Sam Lee
Sam Lee

Clerk: Stephanie Stack
Stephanie Stack

Development Regulations/Amendment	
REGISTERED	
Number	<u>3760-2019-002</u>
Date	<u>Jan. 29, 2019</u>
Signature	<u>Mary O'Leary</u>

TOWN OF PETTY HARBOUR - MADDOX COVE DEVELOPMENT REGULATIONS AMENDMENT NO. 1, 2018

BACKGROUND

This amendment to the Development Regulations is intended to comply with Municipal Plan Amendment No. 1, 2018.

The Town proposes to remove regulation 8.7.6 pertaining to new development along Motion Bay Road Extension from page 36 of the Development Regulations to enable development along Motion Bay Road Extension, and more specifically development of a residence at Civic No. 51-59 Motion Bay Road Extension.

PUBLIC CONSULTATION

The public consultation process for this amendment was the same as that for the Municipal Plan Amendment No. 1, 2018.

AMENDMENT

The Petty Harbour - Maddox Cove Development Regulations shall be amended as follows:

1. Deleting Regulation 8.7.6 which reads as follows, from the Petty Harbour-Maddox Cove Development Regulations:

8.7.6 New Development along Motion Bay Road Extension

The following conditions shall apply to development proposed beyond the 2012 limits of the publicly maintained portion of Motion Bay Road Extension:

1. *Only one additional dwelling may be permitted to be constructed on the west side of the existing public right-of-way immediately beyond the last existing dwelling on the street.;*
2. *Additional development on the east side of the public right-of-way shall be limited to two additional accesses immediately beyond the last existing dwelling on the street;*
3. *Motion Bay Road Extension shall be upgraded across the full frontage of the proposed lot to Town standards and services with Town water, and where possible, connection to Town sewer;*
4. *A grading plan for the development is submitted for approval showing the extent of cut and fill, the current and finished grade in relation to the proposed dwelling, abutting properties and the street;*

5. *Subdivision development to the east of Motion Bay Road may be considered where the development proposes a new street with access to Motion Bay Road Extension, serviced with piped water and piped sewer service (where possible). Such development will be subject to the requirements of these Regulations for subdivision development and must include a grading plan prepared by a professional engineer.*

And

2. Renumbering the following sections accordingly.