

Town of Salvage

Development Regulations

2021-2031

Prepared for

The Town of Salvage

Prepared by

Baird Planning Associates







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TOWN OF SALVAGE DEVELOPMENT REGULATIONS - 2021-2031

- (2) Any land use or development that does not comply with the Municipal Plan and these Development Regulations will be subject to a stop-work order or other such action deemed necessary by Council to require compliance.

8.6 Prohibited Uses

Uses that do not fall within the Permitted Use Classes or Discretionary Use Classes set out in the appropriate Use Zone Tables shall not be permitted in that Use Zone.

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- (4) Council may refuse to approve a demolition, new building, building extension, structure, or site development that in its opinion would negatively affect the heritage values of the area.

3. Fisheries, Marine, and Marina Developments

At Council's discretion, a fishery, marine, or marina facility may be permitted if it is for commercial or public use and is deemed by Council to be environmentally acceptable, compatible with surrounding development, and not contrary to the public interest.

Approval of a proposed development will be subject to terms and conditions set by Council.

Any infilling, dredging, or other works in a body of water associated with these structures will require approval under the *Water Resources Act* before Council issues a development permit.

4. Docks, Slipways, Stages and Stageheads

Approval of a dock, slipway, stage, or stagehead may be subject to conditions set by Council related to location, size, and appearance in order to ensure a proposed development is environmentally and aesthetically acceptable and compatible with its surroundings.

5. Single Dwellings

Council will not consider an application to develop a single dwelling within the Coastal zone except under the following circumstances:

- (a) The lot on which the dwelling is proposed was in existence on the date that these Development Regulations came into effect,
- (b) There is no opportunity on the lot to erect the dwelling outside the Coastal zone,
- (c) The dwelling and associated structures will not obstruct public access to or along the shoreline,
- (d) The lot meets all requirements in these Regulations for street frontage and access,
- (e) The development meets all terms and conditions set by Council and the Government Service Centre for sewage treatment and disposal.

Where a single dwelling is approved in accordance with this condition, all development standards, conditions, and accessory uses that apply to single dwellings in the Mixed Development zone shall be applicable in the Coastal zone.

6. Excavation and Infilling in Shorefront Areas

In shorefront areas, no excavation or infilling of land will be permitted above or below the water line except where it relates to an approved dock, slipway, public work, fisheries, or marine facility that has been approved by Council and received necessary approvals from the Department of Environment and Climate Change and the Department of Fisheries and Oceans.

9.4 Residential (RES) Zone

Intent

The Residential zone is located along portions of Route 310 entering Salvage and on various side streets leading off of Mountainview Road. The intent of the Residential zone is primarily to preserve the amenity of residential neighbourhoods and accommodate new housing needs. While single dwellings will continue to predominate, it is Council's objective to ensure housing remains affordable for all income groups and to take advantage of possible market opportunities for higher density housing such as double and row dwellings. Commercial uses such as home occupations, tourist cottages, and visitor rental dwellings may be permitted if Council deems that they are compatible with existing residential uses.

PERMITTED USE CLASSES (See Regulation 8.4)	DISCRETIONARY USE CLASSES (See Regulations 8.5 and 3.21)
Accessory building (See Regulation 5.2) Conservation Open space Single dwelling Subsidiary apartment (See Condition 6) Utility	Arts and crafts studio Bed and breakfast (See Regulation 5.5) Boarding house Campground (See Regulation 5.6) Double dwelling Energy generation facility (See Regulation 5.9) Home occupation (See Regulation 5.10) Kennel Mineral exploration (See Regulation 5.11) Personal livestock use (See Regulation 5.13) Recreational open space Row dwelling Tourist cottage (See Regulation 5.6) Tourist cottage establishment (See Regulation 5.6) Transportation Visitor rental dwelling (See Regulation 5.5)

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DEVELOPMENT STANDARDS			
STANDARD	Single Dwelling	Double Dwelling (per unit)	Row Dwelling (per unit)
Semi Serviced Areas (serviced by municipal water)			
Minimum lot area	350 m ² or as required by the Government Service Centre	300 m ² or as required by the Government Service Centre	300 m ² or as required by the Government Service Centre
Minimum lot frontage	Discretion of Council	Discretion of Council	Discretion of Council
Unserviced Areas (not serviced by municipal water)			
Minimum lot area	1860 m ² or as required by the Government Service Centre	1860 m ² or as required by the Government Service Centre	Not Permitted
Minimum lot frontage	30.0 m	30.0 m	
All Areas			
Minimum floor area (excl. basement)	46.0 m ²	46.0 m ²	46.0 m ²
Minimum frontyard setback	Consistent with nearby lots but not less than 3m	Consistent with nearby lots but not less than 3m	Consistent with nearby lots but not less than 3m
Minimum sideyard setback	1.5 m	1.5 m	1.5 m
Minimum rearyard setback	5.0 m	5.0 m	5.0 m
Minimum distance from another building	3.0 m	3.0 m	3.0 m
Maximum lot coverage – all bldgs..	40%	40%	40%

CONDITIONS

1. Discretionary Use Classes

The discretionary use classes listed in this table may be permitted at Council's discretion provided the development will be compatible with the uses within the Permitted Use Classes and not contrary to the general intent of the Municipal Plan and Development Regulations.

Development that is permitted at Council's discretion will be subject to terms and conditions to ensure it will not detract from the residential quality and amenities of the area.

2. Protection of Heritage Values

- (1) No existing building or structure in the Residential zone will be demolished or altered in exterior appearance except with a permit from Council.

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- (2) Council may impose special conditions or restrictions on proposed developments in proximity of a designated heritage property to ensure that heritage values will not be seriously compromised.
- (3) In accordance with **Regulation 3.21(1)(d)** and **Regulation 3.21(6)**, Council may give public notice and invite comments on any proposed development or demolition that it deems may potentially negatively affect heritage values.
- (4) Council may refuse to approve a demolition, new building, building extension, structure, or site development that in its opinion would negatively affect the heritage values of the area.

3. Onsite Sewage Services

In accordance with **Regulation 4.15**, no proposed development that will generate sewage will be issued a development permit unless it has an onsite sewage treatment or holding system that has been approved by the Government Service Centre.

4. Onsite Water Services

In accordance with **Regulation 4.15** and **Regulation 6.19**, in locations where municipal water services cannot be provided, Council will not issue a permit for any development of five (5) or more lots unless the development complies with the Provincial "Groundwater Supply Assessment and Reporting Guidelines for Subdivisions Served by Individual Private Wells" and has been approved by the Water Resources Management Division.

5. Development Standards for Non-Residential Development

Where a non-residential use is permitted in the HS zone:

- (a) It will meet the minimum development standards required by Council and the Government Service Centre.
- (b) It will meet such other conditions that are deemed necessary by Council.
- (c) No change in the type, scale, or exterior appearance of the use will be permitted except in accordance with a development permit and conditions set by Council.

6. Subsidiary Apartments

- (1) One subsidiary apartment only may be permitted in a single dwelling. Subsidiary apartments will not be permitted in double dwellings, row dwellings, or accessory buildings.
- (2) Approval of a subsidiary apartment will be subject to the following conditions:
 - (a) The apartment will be completely self-contained, with facilities for cooking, sleeping, and bathing.
 - (b) A minimum floor area of forty (40) square metres is required for a one-bedroom apartment, plus an additional ten (10) square metres for each additional bedroom.

7. Cemetery Protection

No development in the Residential zone will be permitted to encroach closer than 8.0 metres to an existing gravesite or individual grave.

8. Kennels

A kennel, if approved by Council, will be subject to such terms and conditions deemed necessary to restrict the number of dogs, cats, or other animals on the premises and to minimize potential noise, odour, and other impacts on neighbouring land uses.

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9.5 Harbourside (HS) Zone

Intent

The Harbourside zone abuts the Bishop's Harbour and Salvage Harbour shorelines within the Town's built-up area. Existing land uses include scattered single dwellings, fishing docks and stages, a longliner dock, a recreational marina, the Salvage Museum, a tourist facility in the former fishplant, a pub and eatery in the former Orange Hall, the Town Office, and St. Stephen's Anglican Church and church hall.

The intent of the zone is to maintain and enhance the functional mix of uses that has evolved over time and facilitate economic opportunities related to the fishery, recreational boating, visitor services, cultural events, arts and crafts, food services, and other sectors.

Council will carefully manage new development in this zone to preserve and enhance the existing character of the harbour front and encourage its economic revitalization by promoting and facilitating compatible redevelopment and reuse of vacant and underused buildings and properties that have suffered from the decline of the fishery.

PERMITTED USE CLASSES (See Regulation 8.4)	DISCRETIONARY USE CLASSES (See Regulations 3.21 and 8.5)
Accessory building (See Regulation 5.2)	Boarding house
Arts and crafts studio	Catering
Bed and breakfast (See Regulation 5.5)	Club and lodge
Conservation	Commercial accommodation
Dock (See Condition 7)	Cultural and civic
Office	Double dwelling
Open space	Drinking establishment
Personal service	Emergency service
Single dwelling	Energy generation facility (See Regulation 5.9)
Slipway (See Condition 7)	Entertainment
Stage (See Condition 7)	Fisheries facility (See Condition 8)
Stagehead (See Condition 7)	General assembly
Subsidiary apartment (See Condition 6)	General garage
Visitor rental dwelling (See Regulation 5.5)	General service
Utility	Home occupation (See Regulation 5.10)
	Indoor assembly
	Indoor market
	Light industry
	Marina (See Condition 8)
	Marine facility (See Condition 8)
	Mobile vending facility
	Outdoor assembly
	Outdoor market

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	Personal livestock use (See Regulation 5.13) Place of worship Recreational open space Row dwelling Shop Take-out food service Tourist cottage (See Regulation 5.6) Tourist cottage establishment (See Regulation 5.6) Transportation
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DEVELOPMENT STANDARDS			
STANDARD	Single Dwelling	Double Dwelling (per unit)	Row Dwelling (per unit)
Semi Serviced Areas (serviced by municipal water)			
Minimum lot area	350 m ² or as required by the Government Service Centre	300 m ² or as required by the Government Service Centre	300 m ² or as required by the Government Service Centre
Minimum lot width (frontage)	Discretion of Council	Discretion of Council	Discretion of Council
Unserviced Areas (not serviced by municipal water)			
Minimum lot area	1860 m ² or as required by the Government Service Centre	1860 m ² or as required by the Government Service Centre	Not Permitted
Minimum lot width (frontage)	30.0 m	30.0 m	
All Areas			
Minimum floor area (excl. basement)	46.0 m ²	46.0 m ²	46.0 m ²
Minimum frontyard setback	Consistent with nearby lots but not less than 3m	Consistent with nearby lots but not less than 3m	Consistent with nearby lots but not less than 3m
Minimum sideyard	1.5m	1.5 m	1.5 m
Minimum rearyard	5.0 m	5.0 m	5.0 m
Minimum distance from another building	3.0 m	3.0 m	3.0 m
Maximum lot coverage – all buildings	40%	40%	40%

CONDITIONS

1. Discretionary Use Classes

The discretionary use classes listed in this table may be permitted at Council's discretion provided the development will be compatible with the uses within the Permitted Use Classes and not contrary to the general intent of the Municipal Plan and Development Regulations.

Development that is permitted at Council's discretion may be subject to terms and conditions to ensure it will not detract from the general quality, amenities, and heritage values of the area.

2. Protection of Heritage Values

- (1) No existing building or structure in the HS zone will be demolished or altered in exterior appearance except with a permit from Council.
- (2) Council may impose special conditions or restrictions on proposed developments in proximity of a designated heritage property to ensure that heritage values will not be seriously compromised.
- (3) In accordance with **Regulation 3.21(1)(d)** and **Regulation 3.21(6)**, Council may give public notice and invite comments on any proposed development or demolition that it deems may potentially negatively affect heritage values.
- (4) Council may refuse to approve a demolition, new building, building extension, structure, or site development that in its opinion would negatively affect the heritage values of the area.

3. Development Standards for Non-Residential Development

Where a non-residential use is permitted in the HS zone:

- (a) It will meet the minimum development standards required by Council and the Government Service Centre.
- (b) It will meet such other conditions that are deemed necessary by Council.
- (c) No change in the type, scale, or exterior appearance of the use will be permitted except in accordance with a development permit and conditions set by Council.

4. Onsite Sewage Services

Proposed developments that generate sewage will not be approved unless it has an onsite sewage treatment or holding system that has been approved by the Government Service Centre.

5. Mixing of Residential and Non-Residential Land Uses

(1) Non-Residential Development

A proposed non-residential development in the HS zone may be subject to conditions set by Council to ensure it will be compatible with neighbouring residential uses.

(2) Residential Development

A proposed residential development in the HS zone may be subject to conditions set by Council to ensure it will be compatible with neighbouring non-residential uses.

6. Subsidiary Apartments

(1) One subsidiary apartment only may be permitted in a single dwelling or a commercial building. A subsidiary apartment will not be permitted in a double or row dwelling.

(2) Approval of a subsidiary apartment will be subject to the following conditions:

(a) The apartment will be completely self-contained, with facilities for cooking, sleeping, and bathing.

(b) A minimum floor area of forty (40) square metres is required for a one-bedroom apartment, plus an additional ten (10) square metres for each additional bedroom.

7. Docks, Slipways, Stages and Stageheads

Approval of a dock, slipway, stage, or stagehead may be subject to conditions set by Council related to location, size, and appearance in order to ensure a proposed development is environmentally and aesthetically acceptable and compatible with its surroundings.

8. Fisheries, Marine, and Marina Developments

At Council's discretion, a fishery, marine, or marina facility may be permitted if it is deemed by Council to be environmentally acceptable, compatible with surrounding development, and not contrary to the public interest.

Approval of a proposed development will be subject to terms and conditions set by Council.

Any infilling, dredging, or other works in a body of water associated with these structures will require approval under the *Water Resources Act* before Council issues a development permit.

9. Hazardous and Noxious Uses

At its discretion, Council may restrict the development or location of any use or activity that might release or emit a hazardous, noxious, or polluting substance that might affect neighbouring properties.

10. Protection of Cemeteries

No development in the HS zone will be permitted to encroach closer than 8.0 metres from an existing gravesite or individual grave.

11. Excavation and Infilling in Shorefront Areas

In shorefront areas, no excavation or infilling of land will be permitted above or below the water line except where it relates to an approved dock, slipway, fisheries or marine facility, or public work that has been approved by Council and received necessary approvals from the Department of Environment and Climate Change and the Department of Fisheries and Oceans.

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9.6 Rural (RU) Zone

Intent

The Rural zone includes lands lying outside of the Town's built-up area and surroundings. These lands include upland barrens, some wetlands, scattered stands of forest, and more remote and inaccessible coastal areas. Most areas in this zone will remain undeveloped although there may be opportunity for certain resource uses including forest harvesting, onshore fishing and marine facilities, some agriculture, mineral working (i.e., pits and quarries), and related commercial activity. Council may consider proposals for tourist cottages, campgrounds, and recreational dwellings in appropriate areas.

<p>PERMITTED USE CLASSES (See Regulation 8.4)</p>	<p>DISCRETIONARY USE CLASSES (See Regulations 3.21 and 8.5)</p>
<p>Antenna Conservation Crop agriculture Energy generation facility (See Regulation 5.9) Forestry Mineral exploration (See Regulation 5.11) Open space Transportation Utility</p>	<p>Campground (See Regulation 5.6) Construction yard Dock Fisheries facility (See Condition 2) Garden centre General industrial (See Condition 3) Light industrial (See Condition 3) Livestock agriculture (See Regulation 5.4) Marina (See Condition 2) Marine facility (See Condition 2) Mineral working (See Regulation 5.12) Mining Mobile vending facility Outdoor market (See Condition 5) Recreational dwelling (See Condition 6) Recreational open space Shop (See Condition 5) Slipway Stage Stagehead Tourist cottage (See Regulation 5.6 and Condition 6) Tourist cottage establishment (See Regulation 5.6 and Condition 6)</p>

CONDITIONS

1. Discretionary Use Classes

The discretionary use classes listed in this table may be permitted at Council's discretion provided the development will be compatible with the uses within the Permitted Use Classes and is not contrary to the general intent of the Municipal Plan and Development Regulations.

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Approval of a discretionary use will be subject to terms and conditions to ensure it will be reasonably compatible with surrounding land uses and will not detract from the general quality and amenities of the area.

2. Fisheries and Marine Developments

At Council's discretion, a fishery, marine, or marina facility may be permitted if it is deemed by Council to be environmentally acceptable, compatible with surrounding development, and not contrary to the public interest.

3. General and Light Industrial Uses

At its discretion, Council may permit a general or light industrial use that is clearly accessory to an agricultural, forestry, or mineral working use, or that meets the following criteria:

- (a) The use is unsuitable for a built-up area by reason of appearance, noise, vibration, smell, fumes, smoke, grit, soot, ash, dust, or glare.
- (b) The use requires large outdoor areas for open storage and handling of materials, goods, and equipment.
- (c) The use can be screened from public streets and built-up areas.
- (d) The use will have no deleterious effects on the environment.
- (e) The use will be subject to such other terms and conditions as deemed appropriate by Council.

4. Hazardous and Noxious Uses

Council may restrict the development or location of any use or activity that might release or emit a hazardous or noxious substance.

5. Outdoor Markets and Shops

At its discretion, Council may permit an outdoor market or shop that is clearly accessory to a bonafide farm, campground, tourist cottage establishment, or recreational open space use.

6. Recreational Dwellings and Tourist Cottages

A proposed recreational dwelling or tourist cottage will be approved only if it has received the necessary Provincial approvals.

7. Onsite Sewage and Water Services

- (a) In accordance with **Regulation 4.15**, Council will not approve a permit for any development that will generate sewage unless it includes an onsite sewage treatment or holding system that has been approved by the Government Service Centre
- (b) In accordance with **Regulation 4.15** and **Regulation 6.19**, Council will not issue a permit for any recreational cottage or tourist cottage development of five (5) or more lots or building units unless the development complies with the Provincial "Groundwater Supply Assessment and Reporting Guidelines for Subdivisions Serviced by Individual Private Wells" and has been approved by the Water Resources Management Division.

8. Exemption from Street Frontage Requirement

Except where land is located within the building control lines of a Provincial protected road or other public street, lots in this zone may be exempted from **Regulation 4.10**, which does not permit a building to be erected on a lot that does not front onto a public street.

APPENDICES

APPENDIX A

CLASSIFICATION OF USES OF LAND AND BUILDINGS

APPENDIX A - CLASSIFICATION OF USES OF LAND AND BUILDINGS

This Classification is intended to assist in the interpretation of types of uses within the use classes listed in the Use Zone Tables in Part 9 of these Regulations. Examples included in the following tables are not exhaustive. They are used to illustrate typical types of developments within a use class.

GROUP	CLASS	EXAMPLES
RESIDENTIAL USES	Single Dwelling	Single detached dwellings
	Double Dwelling	Semi-detached dwellings, duplex dwellings
	Row Dwelling	Townhouses, row dwellings
	Apartment Building	Apartment buildings
	Mini-home	Mini-homes
	Subsidiary Apartment	Basement apartments, in-law suites
	Boarding House	Boarding houses
	Bed and Breakfast	Bed and breakfast
	Visitor Rental Dwelling	Visitor rental dwelling
	Recreational Dwelling	Cabins, cottages
	Home Occupation	Home occupations
Accessory Building	Sheds, garages, greenhouses, root cellars, personal livestock shelters	

GROUP	CLASS	EXAMPLES
NATURAL RESOURCE USES	Crop Agriculture	Vegetable and hay farms, hobby farms, market gardens, community gardens, nurseries, greenhouses
	Forestry	Forest harvesting, silviculture, forest access roads
	Livestock Agriculture	Livestock barn, dairy farm, grazing land
	Mineral Exploration	Mineral exploration and associated activities (e.g., access roads, rock drilling)
	Mineral Working	Pits, quarries, washing plants, screening plants, crushers
	Mining	Mineral extraction, ore stockpiles, mineral processing plants
	Personal Livestock Use	Keeping of permitted livestock species for personal use

GROUP	CLASS	EXAMPLES
INDUSTRIAL USES	Construction Yard	Contractor's yard, construction materials storage, truck and heavy equipment storage and repairs
	Fisheries Facility	Wharves, stages, slipways, fishplants, aquaculture facilities, ice-making facilities
	General Industry	Factories, cold storage plants, bulk storage facility, freight depots, planing mills, construction yards
	Light Industry	Workshops, light industry, indoor storage centres, warehouses, greenhouses, recycling depots, workshops, general garages
	Marine Facility	Wharves, loading docks, shipyards, slipways, refuelling services, marine repair services

GROUP	CLASS	EXAMPLES
TRANSPORTATION AND UTILITY USES	Antenna	Communications towers, transmitting and receiving masts and antenna
	Transportation	Roads, bridges, marine structures, airfields
	Marina	Marinas, docks, moorings, slips, boat refuelling and repair services
	Marine Facility	Wharves, loading docks, shipyards, slipways, refuelling services, marine repair services
	Communications	Communications towers, telephone exchanges, transmitting and receiving masts and antenna
	Dock	Recreational docks, slipways, and stages
	Energy Generation Facility	Wind generators, solar generators, small hydro generators, heating plants
	Slipway	Small-scale slipways, recreational slipways
	Stage and stagehead	Stages, stageheads
	Utility	Hydro plants, electrical transmission lines, electrical power substations, sewage treatment facility, sewage outfalls
	Water Utility	Water intakes, wells, water treatment facilities, pumphouses, pipelines