

**DEVELOPMENT REGULATIONS
AMENDMENT NO. 6, 2022**

**Rural Land Use Zone to Mixed Development,
Railway Road**

**Prepared by:
Mary Bishop, FCIP
June, 2022**

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF TRINITY
DEVELOPMENT REGULATIONS AMENDMENT NO. 6, 2022**

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Trinity adopts the Trinity Development Regulations Amendment No. 6, 2022.

Adopted by the Town Council of Trinity on the 6th day of September, 2022.

Signed and sealed this 19 day of October, 2022.

Mayor: James Miller
James Miller

Clerk: Linda Sweet
Linda Sweet

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Development Regulations Amendment No. 6, 2022 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act 2000*.

Mary Bishop
Mary Bishop, FCIP

Development Regulations/Amendment	
REGISTERED	
Number	<u>5155-2022-006</u>
Date	<u>23 Nov 2022</u>
Signature	<u>[Signature]</u>



**URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF TRINITY
DEVELOPMENT REGULATIONS AMENDMENT NO. 6, 2022**

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

1. Adopted the Trinity Development Regulations Amendment No. 6, 2022 on the 6th day of September, 2022.
2. Gave notice of the adoption of the Trinity Development Regulations Amendment No. 6, 2022 by advertisement posted to the Town's FB page, at the Town Hall and Trinity Post Office on September 7th and on the Town's website on September 8th, 2022
3. Set the 26th day of September, 2022 for the holding of a public hearing to consider objections and submissions in accordance with the *Urban and Rural Planning Act, 2000*. No objections were received and the hearing was cancelled.

Now under the authority of Section 23 of the *Urban and Rural Planning Act 2000*, the Town Council of Trinity approves the Trinity Development Regulations Amendment No. 6, 2022 on the 11th day of October, 2022.

SIGNED AND SEALED this 19 day of October, 2022

Mayor: James Miller
James Miller

Clerk: Linda Sweet
Linda Sweet



TOWN OF TRINITY DEVELOPMENT REGULATIONS AMENDMENT NO. 6, 2022

INTRODUCTION

This amendment to the Development Regulations is intended to comply with Municipal Plan Amendment No. 4, 2022.

The Town has received an application to develop single residential dwelling at Civic No. 19, Railway Road, outlined in red on the following aerial image. The property is 0.206 ha in area.



The land is zoned Rural in the Trinity Development Regulations. This land use zone only permits small seasonal cabins in remote areas around specified ponds. Residential development in the Rural Zone in the area of the proposed development is not permitted. To accommodate the proposed development, a rezoning of the property is required.

Council reviewed development in the general area of the subject property. There are several existing homes located along Railway Road between the street and the shoreline.

The applicant has designed the development to meet the requirements of the Mixed Development land use zone. Lands in the general area of the subject

property are also zoned Mixed Development. In reviewing the application and the general area, Council proposes to extend the Mixed Development Zone along the southeastern side of the street to encompass the subject property and include the existing development properties. The area affected by the proposed change is approximately 2ha.

PUBLIC CONSULTATION

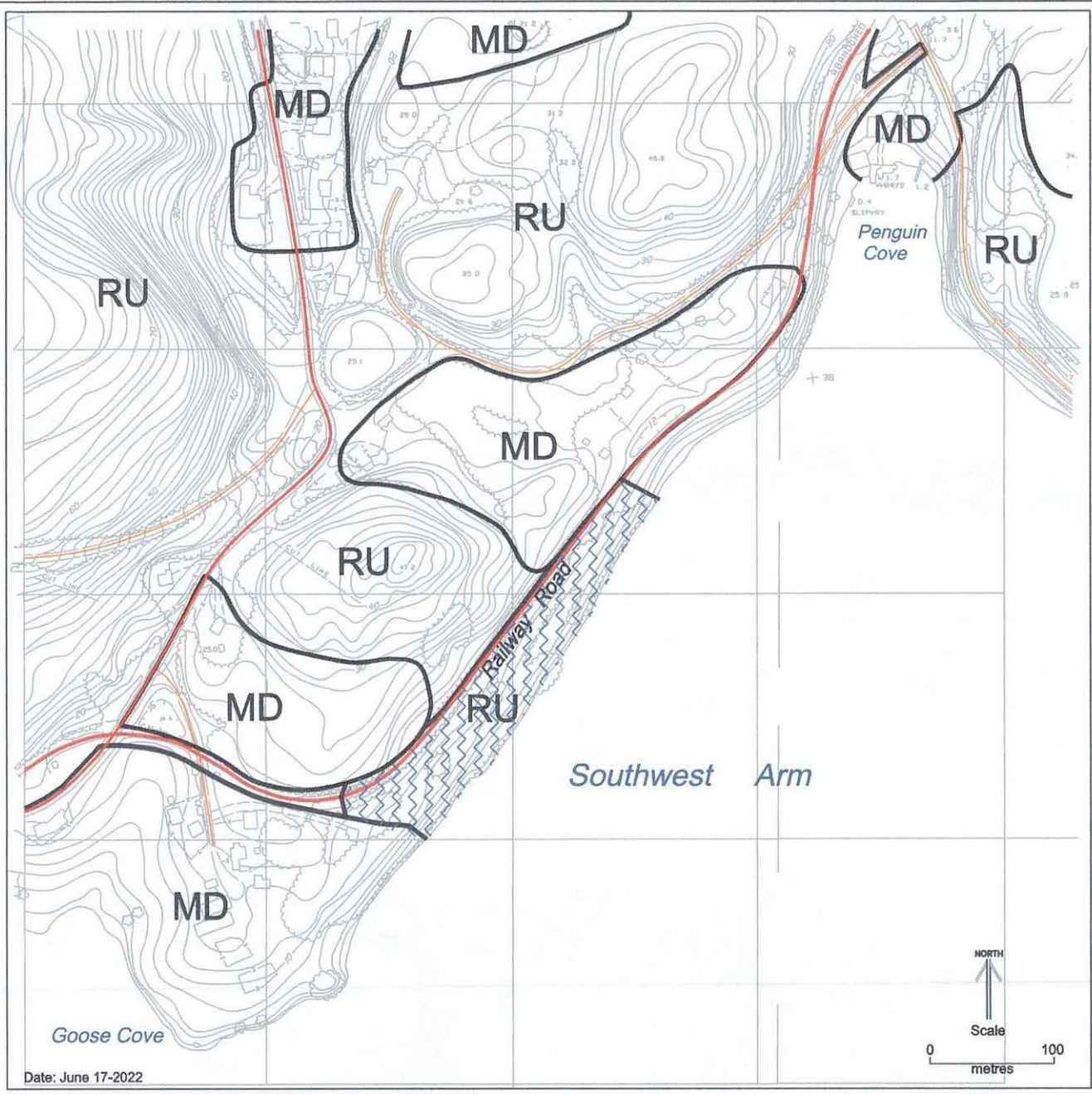
The public consultation process for this amendment was the same as that for Municipal Plan Amendment No. 4, 2022.

In response to public input on the amendment, the Town will require as a condition of the development, that construction limits be included on the plans to limit disturbance of the site during construction to extent possible.

AMENDMENT

The Trinity Development Regulations shall be amended as follows:

1. Rezoning approximately 2 ha of land along the southeast side of Railway Road from the Rural (RUR) Land Use Zone to the Mixed Development (MD) Land Use Zone. The lands to be rezoned are shown on the attached Map 2 - Town of Trinity Development Regulations Land Use Zoning Map - Amendment No. 6, 2022.



Date: June 17-2022

Town of Trinity
Development Regulations 2012-2022
Amendment No. 6, 2022
Land Use Zoning Map 2



From: Rural (RU)
 To: Mixed Development (MD)

Development Regulations/Amendment
REGISTERED

Number 5155-2022-006
 Date 23 Nov 2022
 Signature [Handwritten Signature]

This 19 day of October, 2022

Jim Miller
 Jim Miller, Mayor

Linda Sweet
 Linda Sweet, Town Clerk

I certify that this Development Regulations Amendment No.6, 2022 has been prepared in accordance with the requirements of the Urban and Rural Planning Act, 2000.



Mary Bishop
 Mary D. Bishop, FCIP