

**MUNICIPALITY OF TRINITY BAY NORTH
DEVELOPMENT REGULATIONS
AMENDMENT NO. 3, 2023**

**Text Amendment
Adding Recreational Vehicle Parks to the
Open Space Land Use Zone**

**Prepared by:
Mary Bishop, MCIP, FCIP
February, 2023**

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**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
MUNICIPALITY OF TRINITY BAY NORTH
DEVELOPMENT REGULATIONS AMENDMENT NO. 3, 2023**

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Council of the Municipality of Trinity Bay North adopts Development Regulations Amendment No. 3, 2023.

Adopted by the Council of the Municipality of Trinity Bay North on the 6th day of June, 2023.

Signed and sealed this 21 day of August, 2023.

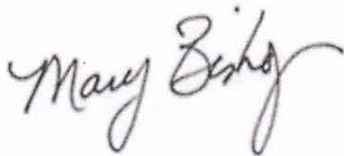
Mayor: 
David Bartlett

Clerk: 
Valerie Rogers



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

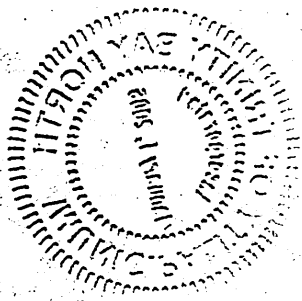
I certify that the attached Development Regulations Amendment No. 3, 2023 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act 2000*.



Mary Bishop, MCIP, FCIP



Development Regulations/Amendment	
REGISTERED	
Number	<u>5153-2023-004</u>
Date	<u>2 Nov 2023</u>
Signature	<u></u>



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**URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
MUNICIPALITY OF TRINITY BAY NORTH
DEVELOPMENT REGULATIONS AMENDMENT NO. 3, 2023**


Under the authority of Sections 16, 17 and 18 of the *Urban and Rural Planning Act 2000*, the Council of the Municipality of Trinity Bay North

1. Adopted Development Regulations Amendment No. 3, 2023 on the 6th day of June, 2023.
2. Gave notice of the adoption of the Trinity Bay North Development Regulations Amendment No. 3, 2023 by posting notices of the Public Hearing on the Town's website and Facebook pages on June 7, 2023. Notices were also posted June 7 at the following locations in the community:
 - Catalina Post Office
 - Little Catalina Post Office
 - Melrose Post Office
 - Port Union Post Office
 - Venture Credit Union
 - Catalina Convenience
 - Eddy's Gas Bar
 - Catalina Pharmacy
3. Set the 29th day of June, 2023 at 7:00 p.m. at the Frank Power Chalet for the holding of a public hearing to consider objections and submissions.
4. No objections or representations were received by the advertised deadline and the Public Hearing was cancelled.

Now under the authority of Section 23 of the *Urban and Rural Planning Act 2000*, the Council of Municipality of Trinity Bay North approves Development Regulations Amendment No. 3, 2023 on the 9th day of August, 2023.

SIGNED AND SEALED this 21 day of August, 2023.

Mayor: 
David Bartlett

Clerk: 
Valerie Rogers



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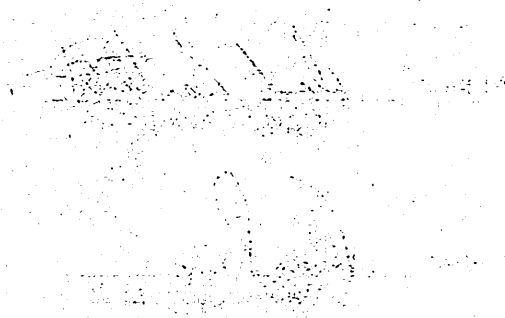
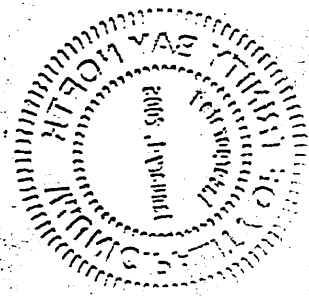
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MUNICIPALITY OF TRINITY BAY NORTH DEVELOPMENT REGULATIONS AMENDMENT NO. 3, 2023

BACKGROUND

This amendment to the Development Regulations is intended to comply with Municipal Plan Amendment No. 3, 2023.

The Municipality has received a proposal to develop a Recreational Vehicle Park at Thompson Pond. The development will include the area of the current municipal park at Thompson Pond and a larger area of Crown Land outside the park. The area in question is shown in Figure 1.



Figure 1. Thompson Pond RV Park Development Site

The site is designated Open Space in the Municipal Plan and zoned Open Space in the Development Regulations.

In the Open Space use zone, recreational open space uses are permitted. Appendix C of the Development Regulations lists a number of examples of such uses that include:

- Campgrounds
- Hiking Trails
- Parks

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- Playing Fields and Courts
- Playgrounds
- Sports Grounds

Recreational Vehicle Parks are not specifically addressed as a use that can be considered. As a result, Council wishes to amend the Development Regulations to add Recreational Vehicle Parks as a discretionary use so that it can consider the proposal. The proposed amendment would also add new definitions to Section 2, and Recreational Vehicle Parks to the list of examples of Open Space Recreation uses in Appendix C of the Development Regulations. A new condition for the development of RV Parks will be added to the Open Space use zone table.

Conditions to be added will limit the size of RV parks, establish parameters around where they can be located, requirements for access, servicing, retaining public access to picnic, swimming areas and walking trails and compliance with provincial and federal regulations.

PUBLIC CONSULTATION

The public consultation process for this amendment was the same as that for the Municipal Plan Amendment No. 3, 2023.

AMENDMENT

The Trinity Bay North Development Regulations shall be amended by making the following changes to the Open Space Land Use Zone in Section 8.9:

1. By adding Recreational Vehicle Parks as a discretionary use in Section 8.9.2, and excluding them as a Permitted use in Section 8.9.1. Permitted and Discretionary uses to be listed to read:

8.9.1 Permitted Uses

Conservation
 Recreational Open Space (excluding Recreational Vehicle Parks)

8.9.2 Discretionary Uses

Forestry
 Agriculture
 Marine Transportation
 Public Works and Utilities
 Small Scale Agriculture
 Recreational Vehicle Park

2. By adding the following as Condition 8.9.5:
 1. Recreational Vehicle Parks may be considered where they

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- a) Occupy sites that are a minimum of 2ha and no greater than 10ha in area.
 - b) Are within 400m of a public street or highway to which they will have access.
2. Proposals for Recreational Vehicle Parks shall include:
- a) Plans for the layout of the park, including RV sites, roads, access, the location of facilities necessary to the operation and management of the park, and amenity space.
 - b) Plans for site services such as water and waste disposal,
 - c) Details on how the park will be operated and managed.
 - d) Measures to control and prevent year round residency.
 - e) Measures to be taken to minimize environmental disturbance during construction and operation including preserving tree cover, setbacks from streams, wetlands and ponds.
 - f) Plans to ensure public use of any existing trails, beach or picnic areas that will be retained as part of the development.
3. Recreational vehicle parks shall be developed in accordance with applicable federal and provincial regulations.

Add the following definitions to Section 2:

Recreational vehicle means motorized or non-motorized vehicles designed for recreation and travel purposes, and is not a dwelling. This includes, but is not limited to, motor homes, travel trailers, fifth wheels, truck campers, tent trailers, park model trailers, camper van conversions.

Recreational vehicle park means a parcel of land specifically developed for locating only recreational vehicles on lots or planned sites on a seasonal, short-term basis.

By adding Recreational Vehicle Park to the list of examples for Recreational Open Space uses in Appendix C.