

**DEVELOPMENT REGULATIONS
AMENDMENT NO. 4, 2020**

**Rural Land Use Zone
Requirements and Conditions for Remote Cabins**

**Prepared by:
Mary Bishop, FCIP
December, 2019**

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF TRINITY
DEVELOPMENT REGULATIONS AMENDMENT NO. 4, 2020**

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. 4, 2020.

Adopted by the Town Council of Trinity on the 4th day of May, 2020.

Signed and sealed this 15 day of October, 2020.

Mayor: James Miller
James Miller

Clerk: Linda Sweet
Linda Sweet



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Development Regulations Amendment No. 4, 2020 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	5155-2020-004
Date	October 30, 2020
Signature	Mary Bishop

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF TRINITY
DEVELOPMENT REGULATIONS AMENDMENT NO. 4, 2020**

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. 4, 2020 on the 4th day of May, 2020.
2. gave notice of the adoption of the Trinity Municipal Plan Amendment No. 3, 2020 by advertisement posted to the Town's social media FB and website platforms on June 16, and inserted in the July issue (No. 86) of the Trinity Bay Enterprise.
3. set the 6th day of August, 2020 for the holding of a public hearing to consider objections and submissions in accordance with Covid-19 protocols established by the Minister of Municipal Affairs and Environment (now the Department of Environment, Climate Change and Municipalities).

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. 4, 2020 on the 7th day of September, 2020.

SIGNED AND SEALED this 15 day of October, 2020

Mayor: James Miller
James Miller

Clerk: Linda Sweet
Linda Sweet

TOWN OF TRINITY DEVELOPMENT REGULATIONS AMENDMENT NO. 4, 2020

INTRODUCTION

This amendment to the Development Regulations is intended to comply with Municipal Plan Amendment No. 3, 2020.

The Town proposes to amend the Development Regulations to allow Council to consider applications for development of small cabins around several ponds – Loop, Second and Karens - west of the Main Road. The area is currently zoned in the Development Regulations as Rural, which does not permit such development.

The amendment includes adding a definition for Remote Cabins to the Development Regulations, adding remote cabins as a Discretionary Use in the Rural Land Use Zone and conditions for their development.

As lands in this area are primarily Crown Lands, referral to and approval by the Crown Lands Branch, Department of Forest and Land Resources is required.

PUBLIC CONSULTATION

The public consultation process for this amendment was the same as that for Municipal Plan Amendment No. 3, 2020.

AMENDMENT

The Trinity Development Regulations shall be amended as follows:

1. Adding the following as 2.87 to Section 2 Definitions:

2.87 Remote Cabin means a building with a floor area no greater than 60m², with no more than 1 and a half storeys, meant for seasonal habitation located in areas not accessible via publicly maintained roads.

2. Adding Remote Cabins as a Discretionary Use to the Rural Land Use Zone table in Section 9.9; and
3. Adding the following condition as Section 9.9.9:

9.9.9 Remote Cabins

Remote cabins may only be considered in the areas around Loop Pond, Second Pond and Karens Pond subject to the following conditions:

- a) They are for development of a single lot that is not part of a multi-lot subdivision of land;
- b) Buildings have a floor area not greater than 60m²;
- c) They are located no closer than 45 metres to any other remote cabin;
- d) They are located at least 30 metres from the nearest waterbody, stream or river;
- e) Access shall be limited to existing trails that are not intended for, nor passable or meant for use by automobiles;
- f) The remote cabin is not serviced with electrical power;
- g) A permit has been obtained for the remote cabin from the Crown Lands Branch, Department of Forest and Land Resources.