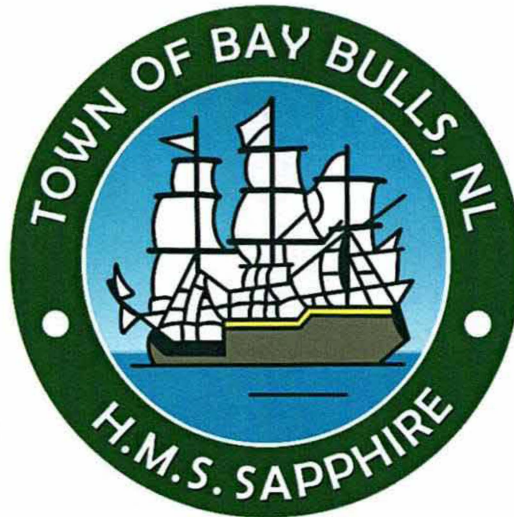


**TOWN OF BAY BULLS
MUNICIPAL PLAN 2014 - 2024**



DEVELOPMENT REGULATIONS AMENDMENT No. 8, 2020

“Amendment to the Residential (Res), Residential (RR) and the Mixed Development (MD) Land Use Zone Tables, Schedule C”

JUNE 2020

PLAN-TECH



ENVIRONMENT

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF BAY BULLS
DEVELOPMENT REGULATIONS AMENDMENT No. 8, 2020**

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Bay Bulls adopts the Town of Bay Bulls Development Regulations Amendment No. 8, 2020.

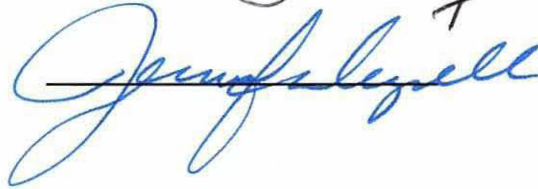
Adopted by the Town Council of Bay Bulls on the 10th day of August, 2020.

Signed and sealed this 18th day of August, 2020.

Mayor:

 (Council Seal)

Clerk:





CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Bay Bulls Development Regulations Amendment No. 8, 2020, has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

Development Regulations/Amendment	
REGISTERED	
Number	<u>245-2020-016</u>
Date	<u>September 11, 2020</u>
Signature	<u>[Handwritten Signature]</u>



TOWN OF BAY BULLS
DEVELOPMENT REGULATIONS AMENDMENT No. 8, 2020

BACKGROUND

The Town of Bay Bulls proposes to amend its Development Regulations. The Town has receive inquiries regarding home gardens, root cropping and the keeping of livestock. Council would like to provide guidance to residents on these issues.

The purpose of this amendment is to delete the condition for Agriculture as found in the Residential (Res) and Residential Rural (RR) Land Use Zone Tables and replace with a new Traditional Agriculture Use. The amendment will also add a condition Traditional Agriculture Use to the Mixed Development (MD) Land Use Zone Table.

PUBLIC CONSULATION

During the preparation of this amendment, Council undertook the following initiative so that individuals and groups could provide input to the proposed Development Regulations Amendment. The Town Council of Bay Bulls published a notice in *The Irish Loop Post* newspaper on July 9, 2020, advertising the proposed amendment to consider comments, objections and representations from the public. The Town Council also placed the proposed amendment on display at the Town Council Office from on July 9 to on July 16, 2020, for residents to view and to provide any comments or concerns in writing to the Council concerning the proposed amendment. No verbal or written comments were received.

ST. JOHN'S URBAN REGION REGIONAL PLAN

The Bay Bulls Development Regulations Amendment No. 8, 2020 consists of text changes to the Bay Bulls Development Regulations. It is determined that an Amendment to the St. John's Urban Region Regional Plan is not required.

DEVELOPMENT REGULATIONS AMENDMENT No. 8, 2020

The Town of Bay Bulls Development Regulations are amended by:

- A) *Deleting*** condition 17, "Agriculture", from the Residential (Res) Land Use Zone Table and condition 12 from the Residential Rural (RR) Land Use Zone Table, Schedule C, and replacing with the following "Traditional Agriculture Use":

Traditional Agriculture Use

- (a) A traditional small-scale Hobby Farm use such as personal use home gardens involving root crops or fruits and keeping of 6 chickens (fowl) for personal use may be permitted at the discretion of Council on any existing residential lot. Roosters shall be prohibited.
- (c) Bee keeping and raising of bees for honey shall be prohibited.
- (d) Livestock, such as large farm animals, shall be prohibited.
- (e) Horses may be permitted at the discretion of Council, provided the lot has a minimum area of 3000 m² and is sufficient for a stable and exercising area.
- (f) Greenhouses with an area of 12m² or less and temporary in nature, shall be excluded in the overall calculation of a greenhouse as an accessory building.

- B) *Adding*** the following condition "Traditional Agriculture Use" to the Mixed Development (MD) Land Use Zone Table, Schedule C, as shown below:

Traditional Agriculture Use

- (a) A traditional small-scale Hobby Farm use such as personal use home gardens involving root crops or fruits and keeping of 6 chickens (fowl) for personal use may be permitted at the discretion of Council on any existing residential lot. Roosters shall be prohibited.
- (c) Bee keeping and raising of bees for honey shall be prohibited.
- (d) Livestock, such as large farm animals, shall be prohibited.
- (e) Horses may be permitted at the discretion of Council, provided the lot has a minimum area of 3000 m² and is sufficient for a stable and exercising area.
- (f) Greenhouses with an area of 12m² or less and temporary in nature, shall be excluded in the overall calculation of a greenhouse as an accessory building.