

**TOWN OF BAULINE
DEVELOPMENT REGULATIONS 2007 - 2017**



DEVELOPMENT REGULATIONS AMENDMENT No. 5, 2014

**DELETE COMMERCIAL-TOURIST LAND USE ZONE TABLE
"COMMERCIAL-TOURIST" TO "RESIDENTIAL RURAL", and
"COMMERCIAL-TOURIST" TO "RURAL"**

Bauline Line, Route 21

MAY, 2014

PLAN-TECH



ENVIRONMENT

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF BAULINE
DEVELOPMENT REGULATIONS AMENDMENT No. 5, 2014**

Under the authority of section 16, section 11 and section 18 of the *Urban and Rural Planning Act*, the Town Council of Bauline.

- a) Adopted the Bauline Development Regulations Amendment No. 5, 2014 on the 3rd day of December, 2014.

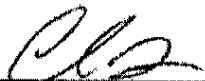
- b) Gave notice of the adoption of the Town of Bauline Development Regulations Amendment No. 5, 2014, by advertisement inserted on the 3rd day and the 10th day of January, 2015 in *The Telegram* newspaper.

- c) Set the 21st day of January, 2015, at 7:00 p.m. at the Bauline United Church, Bauline for the holding of a public hearing to consider objections and submissions.

Now under section 23 of the *Urban and Rural Planning Act*, the Town Council of Bauline approves the Town of Bauline Development Regulations Amendment No. 5, 2014, as adopted (or as amended).

SIGNED AND SEALED this 28 day of January, 2015

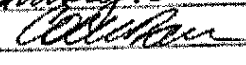
Mayor:



(Council Seal)

Clerk:



Development Regulations/Amendment	
REGISTERED	
Number	<u>240 - 2015 - 008</u>
Date	<u>January 18, 2015</u>
Signature	<u></u>

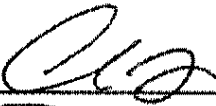
**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF BAULINE
DEVELOPMENT REGULATIONS AMENDMENT No. 5, 2014**

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Bauline adopts the Town of Bauline Development Regulations Amendment No. 5, 2014.

Adopted by the Town Council of Bauline on the 3rd day of December, 2014.

Signed and sealed this 28 day of January, 2015.

Mayor:



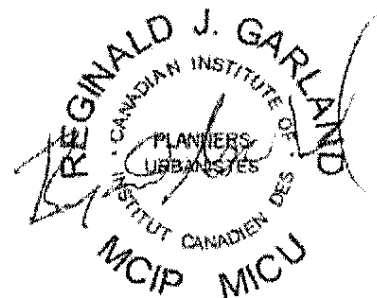
(Council Seal)

Clerk:



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Bauline Development Regulations Amendment No. 5, 2014, has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.



TOWN OF BAULINE
DEVELOPMENT REGULATIONS AMENDMENT No. 5, 2014

BACKGROUND

The Town of Bauline proposes to amend its Development Regulations. The Commercial-Tourist Land Use Zone Table exists to recognize valuable tourism resource areas with potential for future development of tourism and commercial recreation. Only one location in the Planning Area on the southern and western extremities of Duck Pond is zoned as Commercial-Tourist.

The Town has received a comprehensive proposal to develop a residential subdivision on private land along the south shore of Duck Pond, west of Bauline Line. The proposed development will require construction of a local road that access the Bauline Line, Route 21.

While the Commercial-Tourist Land Use Zone Table lists residential dwellings as a discretionary use but only if the use is subsidiary to a tourist related use. Therefore, to proceed with the development shall require the land to be re-zoned from Commercial-Tourist to Residential Rural. This Land Use Zone Table was brought into effect as part of Development Regulations Amendment No. 3, 2012. Residential Rural Land Use Zone Table requires a minimum lot size on 3035 m² and a minimum frontage of 38 metres. This proposal shall conform to the new lot standards. The developer has completed a Level 1 review under the Ground Water Assessment Guidelines.

To further enhance the proposed Development, Council proposes to amend Regulation 80(c)(ii), Subdivision Design Standards, to increase the maximum length of an unserviced cul-de-sac from 300 metres to 490 metres. An existing resource access located on the south side of the property shall be used as an emergency access in conformity with Regulation 80(d), Subdivision Design Standards.

The present Land Use Zone Map has the south side of the Duck Pond zoned as Commercial-Tourist. The purpose of this proposed amendment is to re-zone a portion of this land to a depth of 490 metres from Commercial-Tourist to Residential Rural. The remainder of land presently zoned as Commercial-Tourist shall be re-zoned to Rural.

ST. JOHN'S URBAN REGION REGIONAL PLAN

The St. John's Urban Region Regional Plan has the area of the proposed Municipal Plan amendment designated as Rural and Restricted Development. The Minister of Municipal and Intergovernmental Affairs has initiated an amendment to bring areas of the Regional Plan into conformity with the Bauline Municipal Plan.

PUBLIC CONSULTATION

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 Bauline published a notice in *The Telegram* newspaper on June 24, 2014, advertising the proposed amendment seeking comments or representations from the public. The Town Council placed the proposed amendment on display at the Town Council Office from June 24, to July 2, 2014, for residents to view and to provide any comments or concerns in writing to the Council concerning the proposed amendment. No verbal and written comments were received during the public consultation period.

DEVELOPMENT REGULATIONS AMENDMENT No. 5, 2014

A) *Deleting*, with strikeout, the Commercial-Tourist Land Use Zone Table, as shown below:

USE-ZONE-TABLE

ZONE TITLE	COMMERCIAL - TOURIST	(CT)
PERMITTED USE CLASSES (see Regulation 85)		
Outdoor Assembly, commercial residential, catering, restaurant, lounge, boarding house residential, tourist/craft shop, recreational open space.		
DISCRETIONARY USE CLASSES (see Regulations 22 and 86)		
Personal service, take-out, single dwelling, outdoor market, light industry, convenience store, antenna.		

CONDITIONS

1. ~~Development Standards~~

The development standards for this zone shall be as follows:

Minimum Building Line Setback	9 metres
Minimum Sideyards	5 metres
Minimum Rearyards	10 metres
Maximum Height	10 metres

2. ~~Discretionary Use Classes~~

The discretionary use classes listed in this table may be permitted at the discretion of the Authority provided that they are complementary to uses within the permitted use classes or that their development will not inhibit or prejudice the existence or the development of such uses.

3. ~~Advertisements Relating to Onsite Uses~~

The conditions which shall apply to the erection or display of an advertisement on any lot or site occupied by a use permitted or existing as a legal non-conforming use in this use zone shall be as follows:

- ~~i) The size, shape, illumination and material construction of the advertisement shall meet the requirements of Council, having regard to the safety and convenience of users of adjacent streets and sidewalks, and the general amenities of the surrounding area.~~
- ~~ii) No advertisement shall exceed 5 m² in area.~~

4. ~~Advertisements Relating to Offsite Uses~~

The conditions to be applied to the erection or display of an advertisement on any site, relating to a use permitted in this or another zone, or not relating to a specific land use, shall be as follows:

- ~~i) Each advertisement shall not exceed 3 m² in area.~~
- ~~ii) When the advertisements relate to a specific land use, they shall be located within a reasonable distance of, and only show thereon the name and nature of the distance or direction to the premises to which they relate.~~
- ~~iii) The location, siting and illumination of each advertisement shall be to the satisfaction of Council, having regard to the grade and alignment of streets, the location of street junctions, the location of nearby buildings and the preservation of the amenities of the surrounding area.~~

5. ~~Access~~

~~The Authority may determine the location and number of accesses for a use. The lot frontage shall be on a publicly owned and maintained street and access to the lot must be obtained from this street.~~

6. ~~Buffer for Residential Uses~~

~~Where a tourist related development abuts a residential use or proposed residential area or is separated from it by a road only, the developer shall provide a buffer strip not less than 5 metres wide between any residential activity or area and the tourist related use. The buffer shall include a natural or structural barrier, as deemed necessary by Council, and shall be maintained by the owner or occupier to the satisfaction of Council.~~

7. ~~Convenience Stores~~

~~Convenience stores may be permitted at the discretion of Council if they are accessory to a tourist related use.~~

8. ~~Light Industry Commercial~~

~~Light industry commercial uses may be permitted at the discretion of Council and shall be limited to the manufacture, display and demonstration of log home construction and furniture making. Uses shall be related with the demonstration of log home construction for the tourist industry. Log homes construction shall be temporary in nature and shall not remain permanently onsite.~~

B) *Deleting*, with strikeout, Regulation 80(c)(ii), Subdivision Design Standards as shown below:

80. Subdivision Design Standards

~~c) The maximum length of any cul-de-sac shall be:~~

~~(ii) 300m in areas not served by or planned to be served by municipal piped water and sewer services.~~

And *Replacing* with:

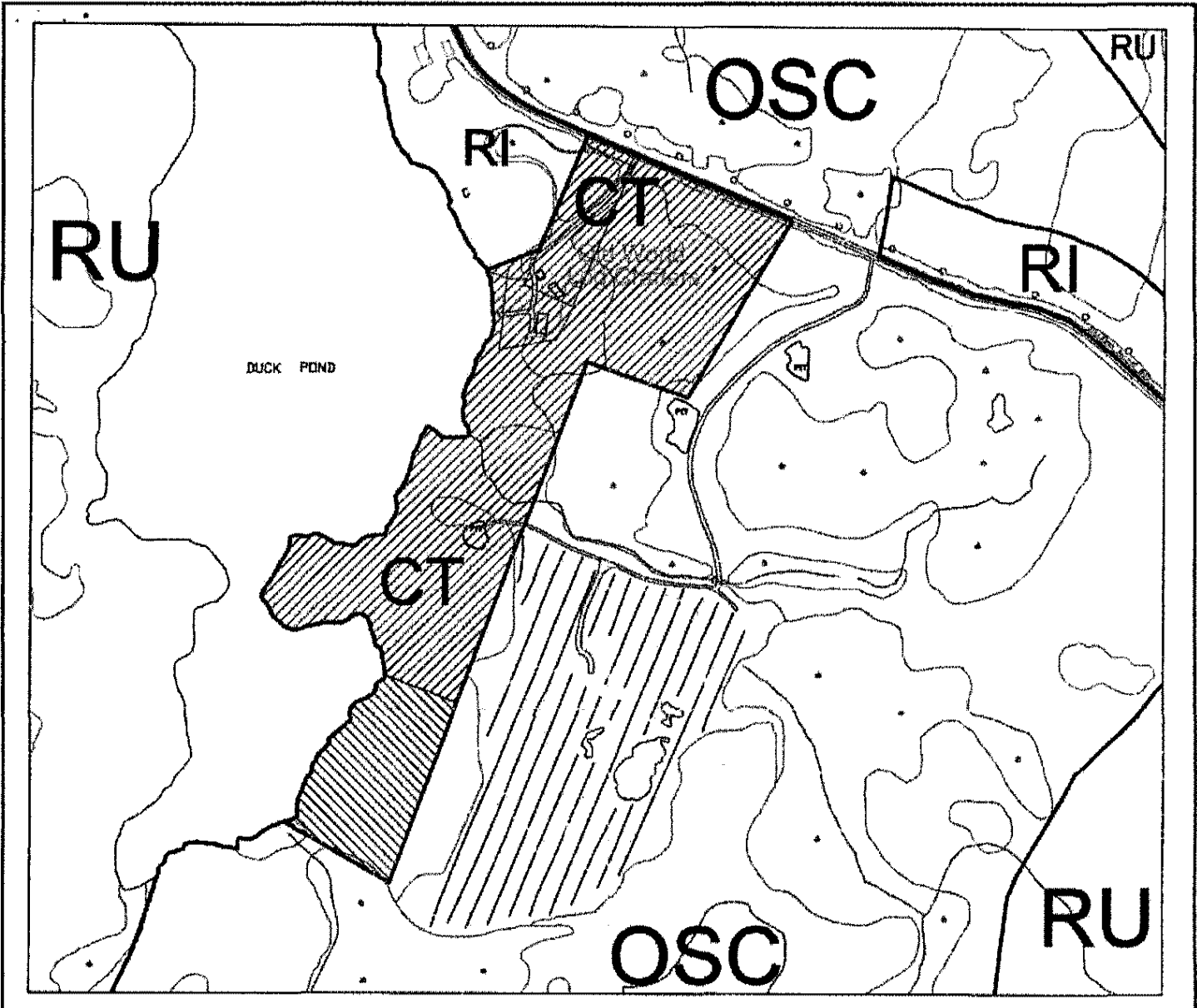
80. Subdivision Design Standards

c) The maximum length of any cul de sac shall be:

(ii) *490m* in areas not served by or planned to be served by municipal piped water and sewer services.

C) *Changing*, an area of land from “**Commercial-Tourist**” to “**Residential Rural**”,
and

D) *Changing*, an area of land from “**Commercial-Tourist**” to “**Rural**” as shown on
the attached copy of the Town of Bauline Land Use Zone Map.



**TOWN OF BAULINE
MUNICIPAL PLAN 2007-2017**

LAND USE ZONE MAP

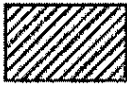
**DEVELOPMENT REGULATIONS
AMENDMENT No. 5, 2014**

Development Regulations/Amendment
REGISTERED Dated at Bauline

Number 240-2015-008 This 28 Day of May 2015

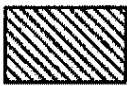
Date February 18, 2015
Signature [Signature]

[Signature] Mayor
[Signature] Clerk



Area to be changed from: "Commercial-Tourist" to "Residential Rural"

Seal



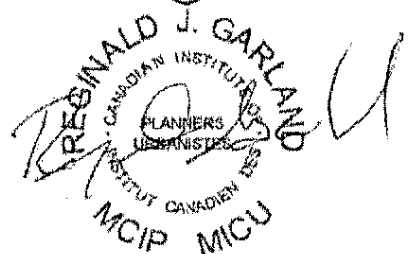
Area to be changed from: "Commercial-Tourist" to "Rural"

PLAN-TECH



ENVIRONMENT

Scale: 1:2500



I certify that the attached Town of Bauline Development Regulations Amendment No. 5, 2014 has been prepared in accordance with the requirements of the Urban and Rural Planning Act.

