

# TOWN OF BAY BULLS

## MUNICIPAL PLAN 2014 - 2024



### DEVELOPMENT REGULATIONS AMENDMENT No. 6, 2019

**“Amendment to the Accessory Building Condition in the Residential (Res), Residential Rural (RR) and Mixed Development (MD) Land Use Zone Table, Schedule C”**

**May 2019**

**PLAN-TECH**



**ENVIRONMENT**

**URBAN AND RURAL PLANNING ACT  
RESOLUTION TO ADOPT  
TOWN OF BAY BULLS  
DEVELOPMENT REGULATIONS AMENDMENT No. 6, 2019**

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. 6, 2019.

Adopted by the Town Council of Bay Bulls on the 10<sup>th</sup> day of June, 2019.

Signed and sealed this 14 day of June, 2019.

Mayor: *Harold Jellicoe* (Council Seal)

Clerk: *Sandra Cahill*

**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached Town of Bay Bulls Development Regulations Amendment No. 6, 2019, has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

Development Regulations/Amendment	
<b>REGISTERED</b>	
Number	<u>245-2019-014</u>
Date	<u>August 8, 2019</u>
Signature	<u><i>Mary O'Leary</i></u>



**TOWN OF BAY BULLS**  
**DEVELOPMENT REGULATIONS AMENDMENT No. 6, 2019**

**BACKGROUND**

The Town of Bay Bulls proposes to amend its Development Regulations. The Town has received inquiries as to the use of ISO sea/shipping/freight containers as accessory building. The present accessory building condition does not address ISO sea/shipping/freight containers for this type of use.

The purpose of this amendment is to amend the accessory building condition, as found in **Residential (Res)**, **Residential Rural (RR)** and **Mixed Development (MD)** Land Use Zone Table, Schedule C, to prohibit the use of ISO sea/shipping/freight containers as accessory building.

**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 Bay Bulls published a notice in *The Telegram* newspaper on May 22, 2019, 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 May 23 to on May 30, 2019, 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. 6, 2019 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. 6, 2019

The Town of Bay Bulls Development Regulations are amended by:

- A) Adding** the following sub-section to the accessory building condition as found in **Residential (Res), Residential Rural (RR) and Mixed Development (MD)** Land Use Zone Table, Schedule C, as shown below:

### Accessory Buildings

- (a) Accessory buildings shall have a combined maximum lot coverage not exceeding 7%, up to a maximum floor area of 75 m<sup>2</sup>, whichever is less. Accessory buildings shall be located a minimum of 3 metres from the nearest part of the main building and a minimum of 1 metre from a side and rear lot line.
- (b) The maximum height of an accessory building shall be 4 metres.
- (c) Council shall have discretion where the proposed accessory building will exceed the 7% maximum lot coverage, the maximum floor area of 75 m<sup>2</sup>, and the maximum height of 4 metres.
- (d) ***School Buses, semi-trailers, ISO sea/shipping/freight containers or other vehicle body types shall be prohibited from use as an accessory building.***