

Town of Bay Roberts
Land Use Zoning, Subdivision and
Advertisement Regulations
(Development Regulations)
Amendment No. 1, 2012

Prepared for the

**Town of
Bay Roberts**

By

**CBCL Limited
September, 2012**

**Urban and Rural Planning Act
Resolution to Approve
Town of Bay Roberts
Development Regulations
Amendment No. 1, 2012**

Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act 2000*, the Town Council of Bay Roberts

- a) adopted the Bay Roberts Development Regulations Amendment No.1, 2012 on the 14th day of May, 2013.

- b) gave notice of the adoption of the Bay Roberts Development Regulations Amendment by advertisement inserted in the Compass Newspaper on the 21st day and the 28th day of May, 2013.

- c) set the 13th day of June at 7:00 p.m. at the Town Hall, Bay Roberts, for the holding of a public hearing to consider objections and submissions. . No objections and submissions were received by advertised deadline of 12 noon on the 11th day of June. Council cancelled the Public Hearing June 11th and Approved the Amendment as adopted.

Now under the authority of section 23 of the *Urban and Rural Planning Act 2000*, the Town Council of Bay Roberts approves the Bay Roberts Development Regulations Amendment No. 1, 2012, as adopted.

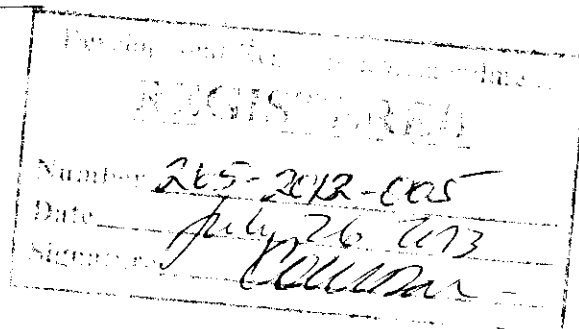
SIGNED AND SEALED this 16th day of July, 2013.

Mayor:

[Handwritten Signature]

Clerk:

[Handwritten Signature]




Urban and Rural Planning Act
Resolution to Adopt
Town of Bay Roberts
Development Regulations
Amendment No. 1, 2012

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Bay Roberts adopts the Bay Roberts Development Regulations Amendment No. 1, 2012.

Adopted by the Town Council of Bay Roberts on the 14 day of May, 2013.

Signed and sealed this 16 day of July, 2013.

Mayor:

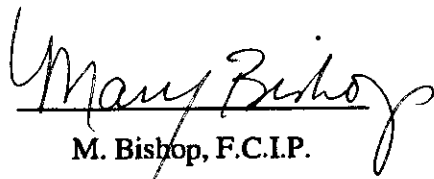


Clerk:



Canadian Institute of Planners Certification

I certify that the attached Development Regulations have been prepared in accordance with the requirements of the *Urban and Rural Planning Act 2000*.



M. Bishop, F.C.I.P.

SCHEDULE A

Purpose

The purpose of the proposed Development Regulations amendment is to:

1. Permit consideration for limited Backlot Development within areas zoned as Residential;
2. Rezone lands currently zoned Rural, Environmental Protection, Industrial Marine and Mad Rocks Comprehensive Development Area in several locations in the Town to accommodate future residential development; and
3. Rezone lands currently zoned Industrial to accommodate future commercial development.

Amendment No. 1

Backlot Development

1. Schedule C- Use Zone Tables is amended by adding the following as Condition 10 to the Residential II (R2) Use Zone.

10- Backlot Development – Notwithstanding Regulation 40 of these Regulations, the following standards and conditions shall apply to the development of flag lots, or backlots:

1. All backlots shall have a permanent and direct access to a public road;
2. No more than two dwellings shall be permitted to share an access and driveway;
3. The minimum access width shall be 4 metres. The responsibility for construction, care and maintenance of the shared access shall be that of the developer. Where an access is proposed to be shared, the Authority will require a signed agreement to be in place among those sharing the access prior to any approval;
4. Only single dwellings shall be permitted to develop on backlots;
5. Development must be serviced from the Town's piped water and sewer system;
6. No dwelling shall be located more than 245 metres from a fire hydrant or from a public street to which it has access;
7. The placement of the dwelling on the lot shall be done in a manner that does not affect the privacy of adjoining dwellings; and
8. Due consideration is given to any objections submitted in writing, to the proposed development from abutting property owners who will be consulted prior to Council issuing an approval.

Residential Development

2. Schedule C- General Provisions for all Use Zones, Regulation 1. Accessory Buildings b) is AMENDED by changing the minimum setback from a rear or side lot line, or from the main building or any other building FROM 1 m to 2 m .

3. Schedule C – Residential I (R1) Use Zone Conditions are AMENDED by adding a minimum flanking yard of 6 m for single dwellings, double dwellings, row dwellings and apartment buildings to the Residential I Use Zone Table.
4. Schedule C – Residential II (R2) Use Zone Conditions are AMENDED by adding a minimum flanking yard of 6 m for single dwellings, double dwellings, row dwellings and apartment buildings to the Residential II Use Zone Table.
5. Rezoning lands east of Veterans Memorial Highway (Route 75), north of Earles Road and east of Gosse Pond Hill, to the Residential II (R2) Use Zone, from the Rural (RU) Use Zone. The lands to be rezoned are shown on the attached Town of Bay Roberts Land Use Zoning Map 1, Amendment No. 1, 2012.
6. Rezoning lands west of Veterans Memorial Highway (Route 75), south of Shearstown Road, to the Residential II (R2) Use Zone, from the Rural (RU) Use Zone. The lands to be rezoned are shown on the attached Town of Bay Roberts Land Use Zoning Map 1, Amendment No. 1, 2012.
7. Rezoning lands along Water Street and Mercers Cove, to the Residential II (R2) Use Zone, from the Environmental Protection (EP) Use Zone. The lands to be rezoned are shown on the attached Town of Bay Roberts Land Use Zoning Map 2, Amendment No. 1, 2012.
8. Rezoning lands along Water Street, between Whitney Street and Walsh's Hill, to the Residential II (R2) Use Zone, from the Environmental Protection (EP) Use Zone. The lands to be rezoned are shown on the attached Town of Bay Roberts Land Use Zoning Map 2, Amendment No. 1, 2012.
9. Rezoning lands along Front Road and Frenchs Cove, to the Residential II (R2) Use Zone, from the Mad Rocks Comprehensive Development Area (CDA) Use Zone. The lands to be rezoned are shown on the attached Town of Bay Roberts Land Use Zoning Map 3, Amendment No. 1, 2012.

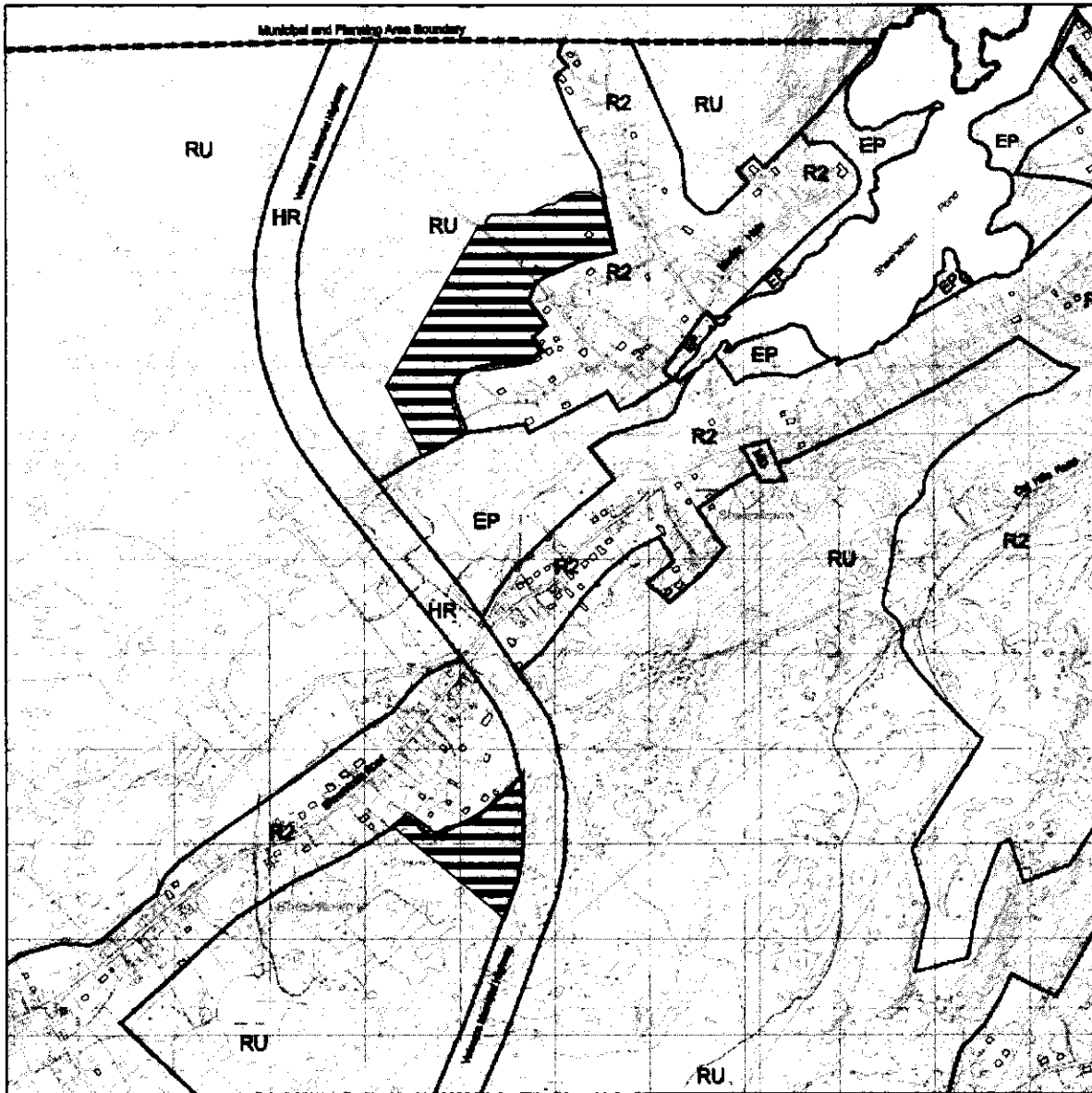
Commercial Development

10. Schedule C - Commercial (COM) Zone is AMENDED to include Shopping Centre in the Permitted Use Class and delete it as a Discretionary Use.
11. Rezoning lands at the intersection of Highway 75 and the CB Access Road, to the Commercial (C) Use Zone, from the Industrial Development Area (IDA) Use Zone. The lands to be rezoned are shown on the attached Town of Bay Roberts Land Use Zoning Map 4, Amendment No. 1, 2012.

Town of Bay Roberts

Land Use Zoning Map 1

Amendment No. 1, 2012



Area to be rezoned from Rural (RU) to Residential II (R2)

Number 26-2012-005
Date July 26, 2012
Signed William

Dated at Bay Roberts, Newfoundland and Labrador

This 18th day of June, 2012 2013

Mayor

Clerk

I certify that this Municipal Plan for the Town of Bay Roberts has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

Mary Bishop, FCIP

Mary D. Bishop, MURP, FCIP
Senior Project Manager
Environmental Services

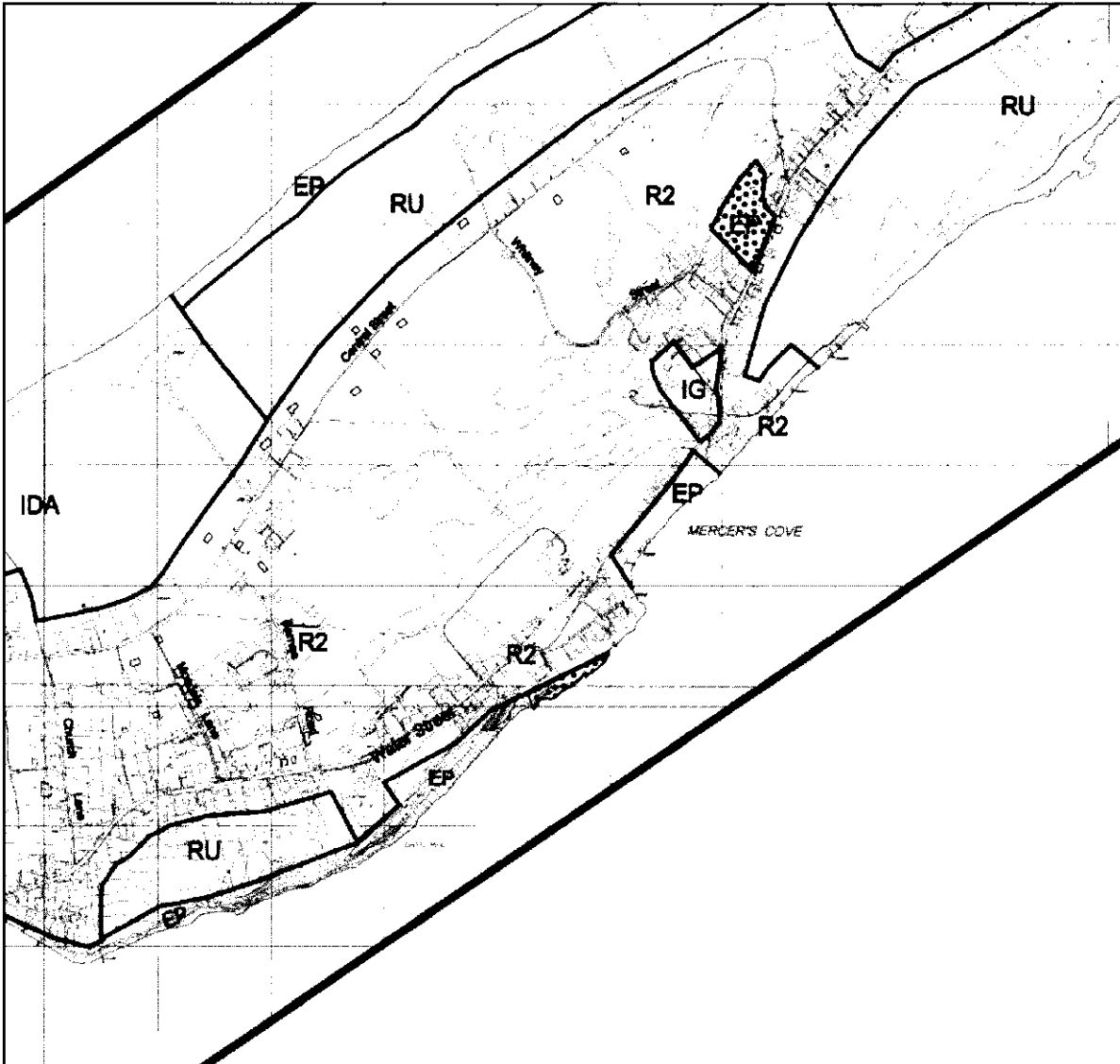
187 Kenmount Road
St. John's, Newfoundland
Canada, A1B 3P9



CBCL LIMITED

www.cbcl.ca

Town of Bay Roberts
Land Use Zoning Map 2
 Amendment No. 1, 2012



Area to be rezoned from Environmental Protection (EP) to Residential II (R2)

265-2012-005
 July 26 2013
 Shirley Hawry

Dated at Bay Roberts, Newfoundland and Labrador

This 18th day of June, 2012 2013

Shirley Hawry

Mayor

Mary D. Bishop

Clerk

I certify that this Municipal Plan for the Town of Bay Roberts has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

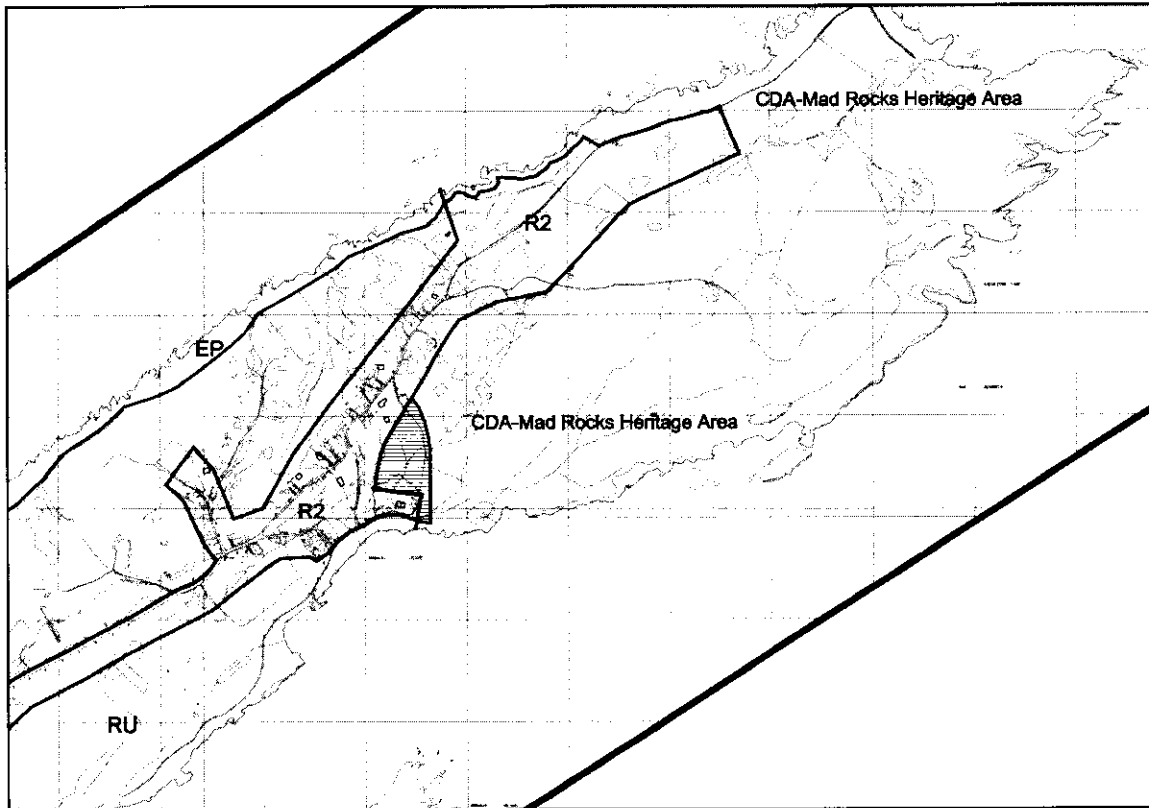
Mary D. Bishop
 Mary Bishop, FCIP


Mary D. Bishop, MURP, FCIP
 Senior Project Manager
 Environmental Services

187 Kenmount Road
 St. John's, Newfoundland
 Canada, A1B 3P9



Town of Bay Roberts
 Land Use Zoning Map 3
 Amendment No. 1, 2012




 Area to be redesignated from Mad Rocks Comprehensive (CDA) Development Area to Residential II (R2)

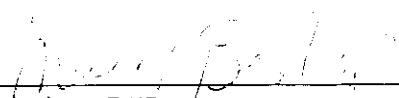
265-2012-005
July 26, 2013
Clavin

Dated at Bay Roberts, Newfoundland and Labrador
 This 18th day of June, 2012 2013


 Mayor


 Clerk

I certify that this Municipal Plan for the Town of Bay Roberts has been prepared in accordance with the requirements of the Urban and Rural Planning Act, 2000.


 Mary Bishop, FCIP

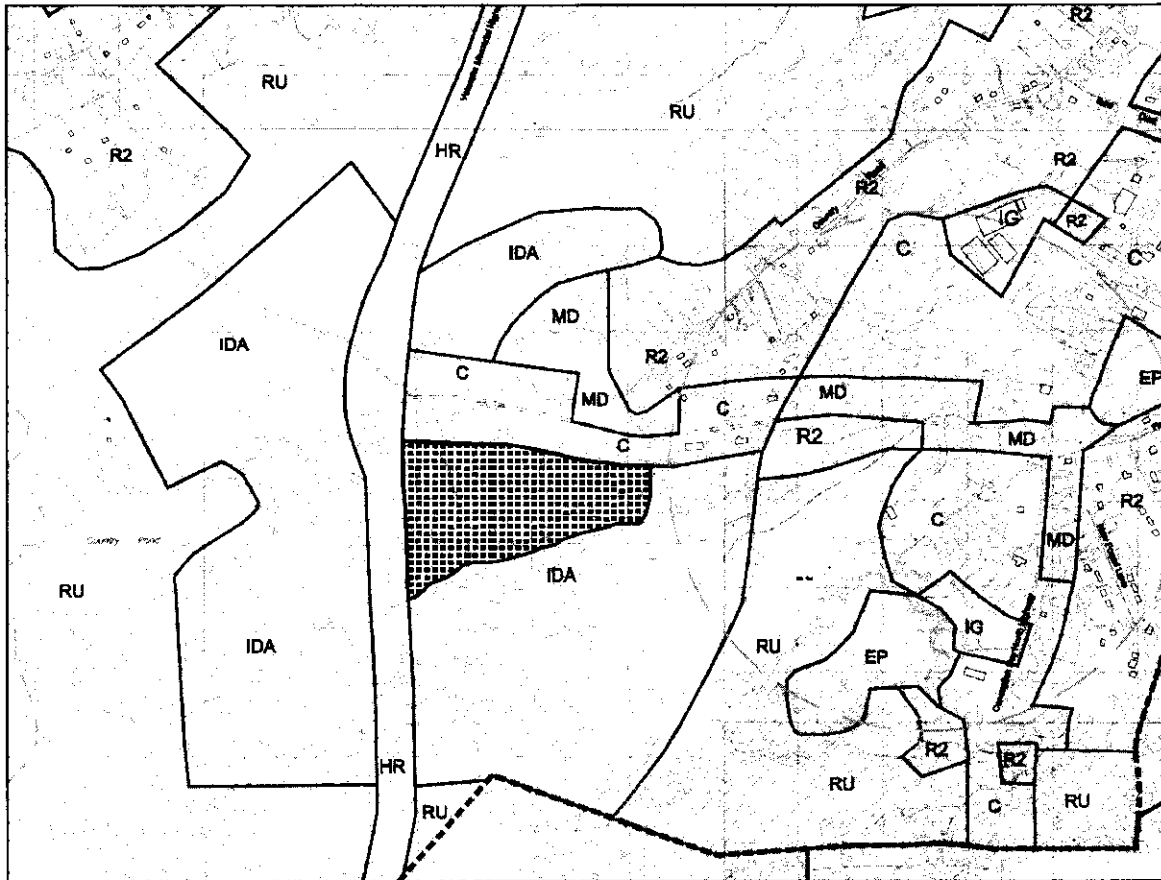
Mary D. Bishop, MURP, FCIP
 Senior Project Manager
 Environmental Services

187 Kenmount Road
 St. John's, Newfoundland
 Canada, A1B 3P9



CBCL LIMITED

Town of Bay Roberts
 Land Use Zoning Map 4
 Amendment No. 1, 2012



Area to be rezoned from Industrial
 Development Area (IDA) to Commercial (C)

265-2012-005
 July 26, 2013
[Signature]

Dated at Bay Roberts, Newfoundland and Labrador
 This 18th day of June, 2012 2013

[Signature]
 Mayor

[Signature]
 Clerk

I certify that this Municipal Plan for the Town of Bay Roberts
 has been prepared in accordance with the requirements of
 the Urban and Rural Planning Act, 2000.

[Signature]
 Mary Bishop, FCIP

Mary D. Bishop, MURP, FCIP
 Senior Project Manager
 Environmental Services

187 Kenmount Road
 St. John's, Newfoundland
 Canada, A1B 3P9

