

**TOWN OF CARMANVILLE
DEVELOPMENT REGULATIONS**

DEVELOPMENT REGULATIONS AMENDMENT No. 2, 2016

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF CARMANVILLE DEVELOPMENT REGULATIONS
AMENDMENT NO. 2, 2016**

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

- a) adopted the Carmanville Development Regulations Amendment No. 2 on the 29th day of June, 2016.
- b) gave notice of the adoption of the Carmanville Development Regulations Amendment No. 2, 2016 by advertisement inserted on the 7th day and the 14th day of July 2016 in the Beacon newspaper.
- c) set the 25th day of July 2016 at 7:00 p.m. at the Town Hall, Carmanville for the holding of a public hearing to consider objections and submissions.

Now under Section 23 of the *Urban and Rural Planning Act 2000*, the Town Council of Carmanville approves the Carmanville Development Regulations Amendment No. 2, 2016 as adopted.

SIGNED AND SEALED this 24th day of August 2016


Keith Howell, Mayor

(Council Seal)


Dianne Goodyear, Town Manager/Clerk


960-2016-001
September 15, 2016
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**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF CARMANVILLE
DEVELOPMENT REGULATIONS AMENDMENT No. 2, 2016**

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Carmanville adopts the Carmanville Development Regulations Amendment No. 2, 2016.

Adopted by the Town Council of Carmanville on the 29th day of June 2016.

Signed and sealed this 24th day of August 2016.


Keith Howell, Mayor

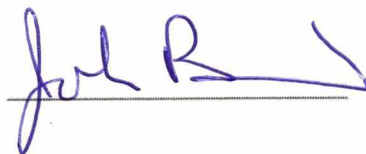
(Council Seal)


Dianne Goodyear, Town Manager/Clerk

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Development Regulations Amendment No. 2, 2016 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

MCIP:





TOWN OF CARMANVILLE
DEVELOPMENT REGULATIONS AMENDMENT No. 2, 2012

BACKGROUND

Amendment No. 2 to the Carmanville Development Regulations is enacted to comply with Amendment No. 1 to the Carmanville Municipal Plan.

PUBLIC CONSULTATION

Council issued a public notice of the proposed amendment (see attached) on May 11, 2016. It was posted on the Town's website (www.townofcarmanville.ca), on Carmanville Connect (Facebook), and in the following venues around town: Municipal Building, G & M Services, Canada Post Office, Carmanville ValuGrocer, and Talk's Home Hardware. The notice asked for written or verbal comments by Friday, May 20.

No objections to the proposed amendment were received, however, two residents informed the Town Manager that relatives of theirs own property within the affected area. They were advised that all of the area is listed as Crown land and that they should contact the Crown Lands agency.

DEVELOPMENT REGULATIONS AMENDMENT No. 2, 2015.

Amendment No. 2 to the Carmanville Development Regulations includes the following:

1. **ADD a new "Tourism Commercial" zone to Schedule "C" as follows:**

ZONE TITLE	TOURISM COMMERCIAL (TC)	(Carmanville)
PERMITTED USE CLASSES (See Regulation 85)	DISCRETIONARY USE CLASSES (See Regulations 22 and 86)	
Conservation Open space	Amusement use Campground Commercial residential Commercial outdoor recreation General assembly Indoor assembly Outdoor assembly Outdoor market Recreational open space Restaurant Shop Take-out food service Tourist cottage establishment	

CONDITIONS

1. **Development Standards**

All development must meet the development standards prescribed by Council.

2. **Tourist Cottages and Campgrounds**

- (1) A proposal for a tourist cottage establishment or campground will require a development plan satisfactory to Council, containing the following information:
 - (a) Location and size of operation, including campsites and/or cottage units
 - (b) Internal roads and accesses
 - (c) Parking areas
 - (d) Accessory uses such as laundry facilities, storage areas, washrooms, showers, convenience store, and recreation facilities
 - (e) Water supply and wastewater disposal
 - (f) Landscaping
 - (g) Buffers and screening between the site and other land uses
 - (h) Delineation of the property on a legal survey
- (2) All campsites, cottages, and on-site facilities that form part of the development will be accessible only via the internal road network of the development.
- (3) The development permit will specify the maximum number of cottage units and/or campsites that will be permitted on the site.
- (4) No expansion or alteration of a campground or tourist cottage establishment, other than repairs and maintenance, will take place without the approval of Council.

2. **ADD the following definitions to Schedule "A":**

CAMPGROUND: An area of land, managed as a unit, for the accommodation of any combination of three (3) or more tents, recreational vehicles, or travel trailers used on a short term or seasonal basis, and where the accessory uses could include an administrative office, clubhouse, snack bar, laundry, convenience store, swimming pool, washroom, and recreational facility.

COMMERCIAL RESIDENTIAL: A building, or part thereof, used to provide short-term, non-permanent accommodation for paying guests. Accommodation may be self contained (with full kitchen, bathroom and laundry services) or serviced (laundry service and meals provided). Commercial residential may include a hotel, motel, or inn, but not a tourist cottage establishment, which is defined separately.

COMMERCIAL OUTDOOR RECREATION: A commercial facility or operation such as a mini-golf course, outdoor theatre, water slide, or go-cart track.

CONSERVATION: A use of land that serves to protect, maintain, or improve an environmental resource or feature.

GENERAL ASSEMBLY: Land or buildings used as gathering places for substantial numbers of people and, without limiting the generality of the foregoing, includes auditoriums, convention centres, public and private halls, gymnasiums, bowling alleys, and similar gathering places.

INDOOR ASSEMBLY: Land or a building used as a gathering place for sports-related recreational activities and, without limiting the generality of the foregoing, includes arenas, armoires, ice rinks, and indoor swimming pools.

INDOOR MARKET: Use of a building for the display and sale of goods and produce by a number of retail enterprises.

OPEN SPACE: Land set aside to preserve natural areas or to develop passive recreational uses. Open space may include woodlands, fields, walking trails, and passive recreational uses, but shall not include structures such as buildings, tennis courts, parking lots, or other impervious land uses.

OUTDOOR ASSEMBLY: Land or buildings used as a gathering place for substantial numbers of people and, without limiting the generality of the foregoing, includes bleachers, grand stands, outdoor ice rinks and swimming pools, amusement parks and fair grounds, exhibition grounds, drive-in theatres, and similar gathering places

OUTDOOR MARKET: Land where individual vendors operating from defined areas offer for sale, articles for consumption such as fresh fruit and vegetables, raw poultry, fish, meat and eggs, honey or cider, cut flowers, bedding plants, shrubs and trees, baked goods, and handicrafts.

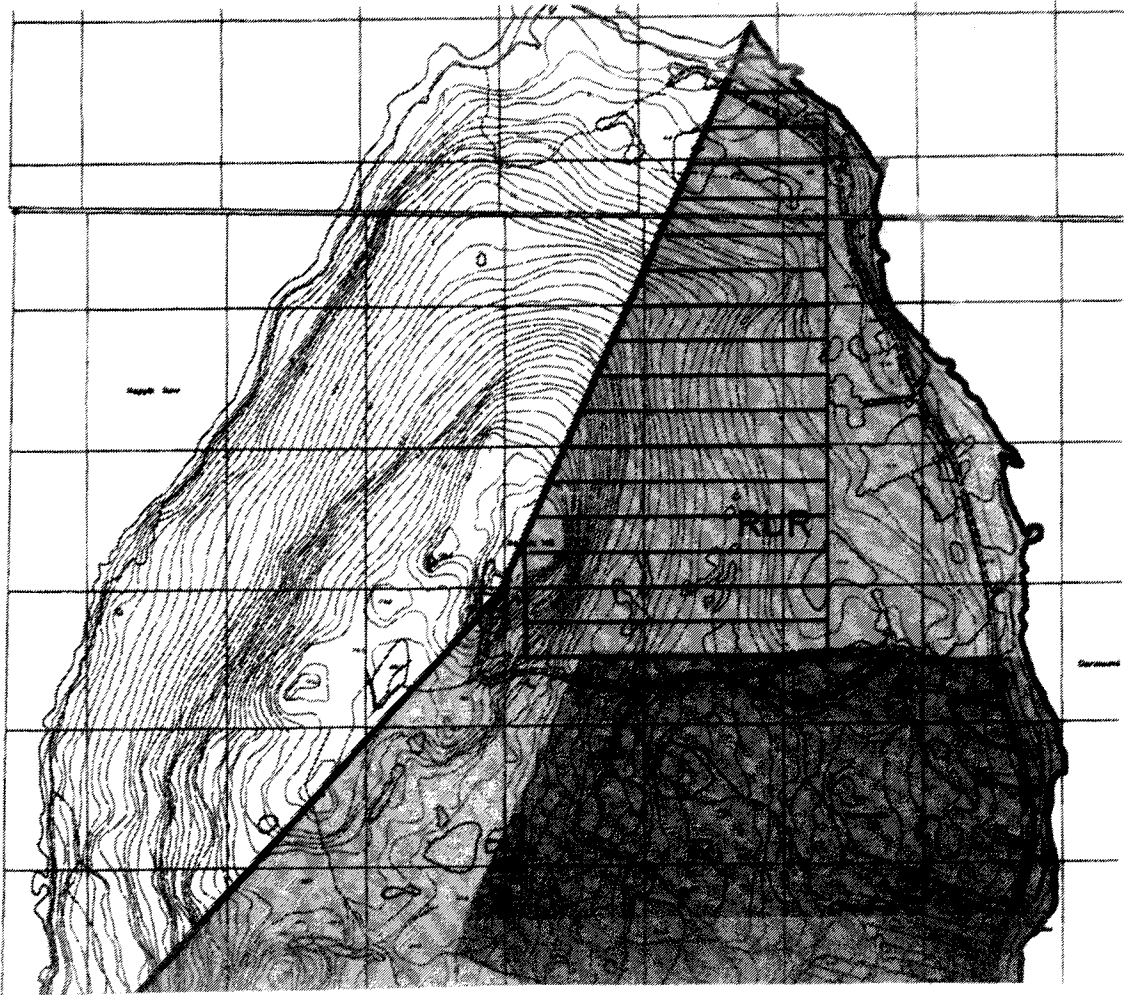
RECREATIONAL OPEN SPACE: A recreational use conducted outdoors that may be designed and equipped for the conduct of sports and/or leisure activities, and may include a multi-use trail, nature interpretation centre, park, playground, outdoor skating rink, racing track, playing field, or similar use.

SHOP: A building or part thereof used for retail trade wherein the primary purpose is the selling or offering for sale of goods, wares or merchandise by retail or the selling or offering for sale of retail services but does not include an establishment wherein the primary purpose is the serving of meals or refreshments, an amusement use, a general garage, or a service station.

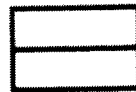
TOURIST COTTAGE ESTABLISHMENT: An area of land, managed as a unit, consisting of three or more self-contained accommodations units used for short-term stays, and where accessory uses could include an administrative office, clubhouse, snack bar, convenience store, swimming pool, and recreational facilities.

- 3. AMEND Carmanville Land Use Zoning Maps A and B as shown on the following page.** The amendment rezones approximately twenty (20) hectares of land from "Rural" to "Tourism Commercial."

CARMANVILLE DEVELOPMENT REGULATIONS
Amendment No. 2, 2016




Rezone from "RURAL" to "TOURISM COMMERCIAL"




Dated at Carmanville this 24th day of August 2016.

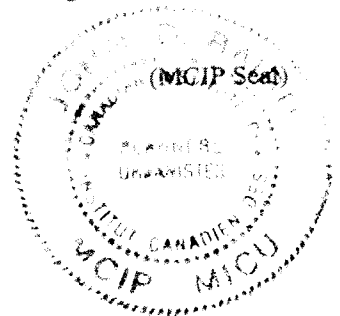
(Council Seal)


Keith Howell, Mayor


Dianne Goodyear, Town Clerk/Manager

MCIP:


John Baird



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