

**TOWN OF HARBOUR GRACE
DEVELOPMENT REGULATIONS AMENDMENT NO. 3, 2015**

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF HARBOUR GRACE
DEVELOPMENT REGULATIONS AMENDMENT NO. 3, 2015**

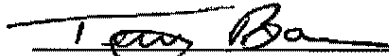
Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act 2000*, the Town Council of Harbour Grace

- a) adopted the Harbour Grace Development Regulations Amendment No. 3, 2015 on the 25th day of June, 2015.
- b) gave notice of the adoption of the Harbour Grace Development Regulations Amendment No. 3, 2015 by advertisement inserted on the 30th day of June, 2015 and the 7th day of July, 2015 in the *Compass* newspaper.
- c) set the 23rd day of July, 2015 at 2:00 p.m. at the Town Office, Harbour Grace for the holding of a public hearing to consider objections and submissions.

Now under the authority of Section 23 of the *Urban and Rural Planning Act 2000*, the Town Council of Harbour Grace on the 12th day of August, 2015 approves the Harbour Grace Development Regulations Amendment No. 3, 2015.

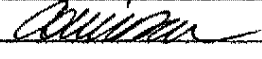
SIGNED AND SEALED this 25 day of August, 2015

Mayor:


Terry Barnes

Clerk:


Lisa Carroll

Development Regulations/Amendments	
REGISTERED	
Number	<u>2125-2015-016</u>
Date	<u>September 4, 2015</u>
Signature	

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF HARBOUR GRACE
DEVELOPMENT REGULATIONS AMENDMENT NO. 3, 2015**

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Harbour Grace adopts the Harbour Grace Development Regulations Amendment No. 3, 2015.

Adopted by the Town Council of Harbour Grace on the 25th day of June, 2015.

Signed and sealed this 25 day of August, 2015.

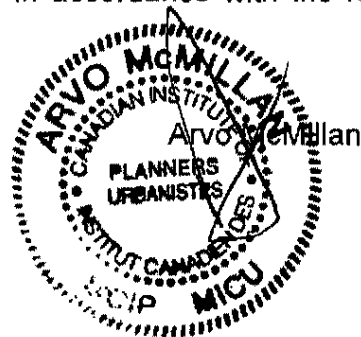
Mayor: 
Terry Barnes

Clerk: 
Lisa Carroll

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Development Regulations Amendment No. 3, 2015 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

MCIP:



**TOWN OF HARBOUR GRACE
DEVELOPMENT REGULATIONS AMENDMENT NO. 3, 2015**

BACKGROUND

This amendment is designed to comply with Municipal Plan Amendment No. 2, 2015.

PUBLIC CONSULTATION

The public consultation process was the same as that for Municipal Plan Amendment No. 2, 2015.

DEVELOPMENT REGULATIONS AMENDMENT

Land Use Zoning Map 2 is replaced as shown on the attached plan.

Regulation 42A is added, WHICH STATES:

42A. Marine Industrial Complex

Pursuant to the Municipal Plan, the expansion of the Marine Service Centre and the development of a Marine Industrial Park and Offshore Service Base northwest of the current facility is a major priority for the Town.

The general area in which this expansion is to take place is shown on Future Land Use Map 2 of the Municipal Plan as 'Marine Industrial Complex', the boundaries of which are to be more precisely determined upon the approval of a plan for this site.

Development in this area is to be subject to the following general conditions:

- a) approval of a plan indicating site layout and land uses of the area by the Heritage Division of the Department of Tourism, Recreation and Culture, along with the Department of Environment and Conservation, Transportation Canada, Fisheries and Oceans Canada and the Town and other appropriate agencies;
- b) compatibility with the Heritage District Zone and buildings and facilities located within that Zone;
- c) access only from Beach Hill Road and the Marine Service Centre;
- d) Industrial Zone.

Regulation Clause (9) of Regulation 65 – Waterways and Wetlands – WHICH STATES:

- (10) Any development within a wetland or the buffer of a wetland shall require the approval of the Minister of Environment and Conservation as well as the Town whether or not that wetland is zoned Conservation under the Development Regulations.

By replacing 'is zoned Conservation' by 'is zoned 'Environmental Protection' IS AMENDED TO STATE:

- (10) Any development within a wetland or the buffer of a wetland shall require the approval of the Minister of Environment and Conservation as well as the Town whether or not that wetland is zoned Environmental Protection under the Development Regulations.

Schedule C – PUBLIC ASSEMBLY (PA) ZONE, Permitted Use Classes, WHICH STATES:

PERMITTED USE CLASSES (see Regulation 92)

Conservation, Child Care, Cultural and Civic, Educational, General Assembly, Indoor Assembly, Medical Treatment And Special Care, Office, Outdoor Assembly, Place Of Worship, Recreational Open Space

By adding "medical and professional" IS AMENDED TO STATE:

PERMITTED USE CLASSES (see Regulation 92)

Conservation, Child Care, Cultural and Civic, Educational, General Assembly, Indoor Assembly, Medical and Professional, Medical Treatment And Special Care, Office, Outdoor Assembly, Place Of Worship, Recreational Open Space

Schedule C – RURAL (RU) ZONE, Discretionary Use Classes, WHICH STATES:

DISCRETIONARY USE CLASSES (see Regulations 23 and 93)

Animal, Campground, Catering, Cemetery, Commercial Residential, Communication, General Industry, Mineral Working, Outdoor Assembly, Outdoor Market, Penal and Correctional Detention, Scrap Yard, Single Dwelling, Solid Waste Disposal, Transportation, Utilities, Veterinary

By adding Hazardous Industry, Light Industry and Seasonal Residential IS AMENDED TO STATE:

DISCRETIONARY USE CLASSES (see Regulations 23 and 93)

Animal, Campground, Catering, Cemetery, Commercial Residential, Communication, General Industry, Hazardous Industry, Light Industry, Mineral Working, Outdoor Assembly, Outdoor Market, Penal and Correctional Detention, Scrap Yard, Seasonal Residential, Single Dwelling, Solid Waste Disposal, Transportation, Utilities, Veterinary

Condition 6 – General Industry of the Rural Zone WHICH STATES:

6. General Industry

General Industrial uses shall be restricted to the maintenance and repair of equipment, processing and storage related to agriculture, forestry or mineral working uses, or to uses meeting the following criteria:

- a) unsuitable for location near urban development because they interfere with the amenity and use of adjacent lands by reason of appearance, noise, vibration, smell, fumes, smoke, grit, soot, ash, dust or glare;
- b) operations of a manufacturing or assembly nature or activities which require large areas for open storage and handling of materials, goods, and equipment and whose buildings are accessory to the open storage and handling;
- c) capable of being serviced by on-site water supply and sanitary sewage disposal;
- d) capable of being screened from public roads and lands designated for urban uses;
- e) generating low volumes of traffic; and
- f) capable of operations with no deleterious effect on the environment including, quality of water in any stream, pond or bog.

No warehousing or wholesale and retail sales activities shall be permitted.

IS AMENDED TO STATE:

6. Industrial Uses

Industrial uses (General Industry, Hazardous Industry, Light Industry) shall be restricted to the maintenance and repair of equipment, processing and storage related to agriculture, forestry or mineral working uses, or to uses meeting the following criteria:

- a) unsuitable for location near urban development because they interfere with the amenity and use of adjacent lands by reason of appearance, noise, vibration, smell, fumes, smoke, grit, soot, ash, dust or glare;
- b) operations of a manufacturing or assembly nature or activities which require large areas for open storage and handling of materials, goods, and equipment and whose buildings are accessory to the open storage and handling;
- c) unless other deemed by the Town, capable of being serviced by on-site water supply and sanitary sewage disposal;
- d) capable of being screened from public roads and lands designated for urban uses;
- e) generating low volumes of traffic; and
- f) capable of operations with no deleterious effect on the environment.

No wholesale and retail sales activities shall be permitted.

The opening paragraph in Schedule E – Waterways and Wetlands, WHICH STATES:

NOTE: Schedule F sets out the applicable policy directives under the Water Resources Act concerning development in and near bodies of water – waterways and wetlands – as described in Part II of the Development Regulations. These directives were obtained from the Government of Newfoundland and Labrador Department of Environment and Conservation Website and may be amended or changed without notice.

By replacing 'Schedule F' with 'Schedule E', IS AMENDED TO STATE:

NOTE: Schedule E sets out the applicable policy directives under the Water Resources Act concerning development in and near bodies of water – waterways and wetlands – as described in Part II of the Development Regulations. These directives were obtained from the Government of Newfoundland and Labrador Department of Environment and Conservation Website and may be amended or changed without notice.

Town of Harbour Grace

Development Regulations

Amendment No. 3, 2015

This map replaces Land Use Zoning Map 2

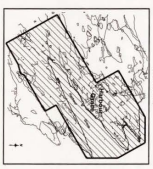
Land Use Zoning Map 2

- RD Residential
- MD Mixed Development
- TM Town
- HD Heritage District
- PA Public Assembly
- OS Open Space and Recreation
- IN Industrial
- RU Rural
- EP Environmental Protection
- PM Protected Public Water Supply
- HW Highway

REGISTERED
Professional Engineer
No. 2582 - 2008 - 2015
2015

----- Municipal and Planning Area Boundary
 ----- Planning Area Boundary
 ----- Municipal Boundary
 ----- 1988
 ----- 1988

○ Municipal Planning Area
 ○ Municipal Planning Area
 ○ Municipal Planning Area



Source: Town of Harbour Grace
 Date: 2015
 Title: Land Use Zoning Map 2
 Date: 2015
 Author: [Name]
 Date: 2015
 Project: [Name]
 Date: 2015

