

**Town of Norris Point
Development Regulations
Amendment No. 1, 2014**

Prepared for the
Town of Norris Point
by
CBCL Limited
May, 2014

**Urban and Rural Planning Act
Resolution to Adopt
Town of Norris Point
Development Regulations
Amendment No. 1, 2014**

Under the authority of Section 16 of the *Urban and Rural Planning Act, 2000*, the Town Council of Norris Point adopts the Norris Point Development Regulations Amendment No. 1, 2014.

Adopted by the Town of Norris Point on the 3rd day of July, 2014.

Signed and sealed this 3rd day of July, 2014.

Mayor:

Joseph Reid

Clerk:

Regina Deegan

Development Regulations/Amendment	
REGISTERED	
Number	<u>3515 - 2014 - 007</u>
Date	<u>July 21, 2014</u>
Signature	<u><i>[Signature]</i></u>

Canadian Institute of Planners Certification

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

Mary Bishop
Mary Bishop, FCIP

SCHEDULE A

Purpose

The Commercial Land Use Zone of the Norris Point Development Regulations lists Catering uses as a permitted use, subject to a condition that taverns and lounges will only be permitted where they are to be included as part of, and within the building envelope of a commercial accommodations establishment. Catering includes restaurants, taverns, bars and lounges.

The Town has received an application for a lounge in the Commercial Use Zone that will not be associated with an accommodations establishment. Council wishes to revise its regulations to accommodate the proposal by removing the condition for taverns and lounges to be permitted only in association with an accommodations establishment, and to list taverns, bars and lounges as a Discretionary use in the Commercial Use Zone and listing restaurants, as a permitted use in the Commercial Zone.

The purpose of the proposed Development Regulations amendment is to limit the permitted Catering Uses in the Commercial Use Zone in Schedule C of the Town's Development Regulations to Restaurants and to list Bars, Taverns, and Lounges as Discretionary Uses and to remove the condition that they be only permitted in association with an accommodations establishment.

Consultation

Notice of the proposed amendment was placed in the Western Star newspaper on May 14, 2014 with a deadline for any submissions of May 26th. No submissions were received during the notice period.

Amendment No. 1, 2014

The Norris Point Development Regulations shall be amended as follows:

1. Deleting Condition 2 from the Commercial Use Zone table in *Schedule C* and renumbering the conditions accordingly.
2. Replacing Catering with Restaurants as a permitted use in the Commercial Use zone in *Schedule C*.
3. Adding Bars, Taverns, and Lounges as Discretionary Uses in the Commercial Use Zone table of *Schedule C*.

The revised Use Zone Table will be as follows:

COMMERCIAL (COM)

PERMITTED USE CLASSES (see Regulation 91)	DISCRETIONARY USE CLASSES (see Regulations 92 and Regulation 12, Part II)
<ul style="list-style-type: none"> ➤ Catering - Restaurants ➤ Commercial Residential ➤ Communications ➤ Convenience Store ➤ Cultural and Civic ➤ Office ➤ Service Station ➤ Shop and Shopping Centre ➤ Personal, General, Medical & Professional Services ➤ Theatre 	<ul style="list-style-type: none"> ➤ Antenna ➤ Amusement Use ➤ Apartment Building ➤ Catering – Bars, Taverns, Lounges ➤ Funeral Home ➤ Indoor Market ➤ Light Industrial (<i>See Condition 3</i>) ➤ Outdoor Market ➤ Passenger Assembly ➤ Place of Worship ➤ Police Station ➤ Recreational Open Space ➤ Single Dwelling ➤ Take-Out Food Service ➤ Taxi Stand ➤ Utilities ➤ Veterinary Clinic

Refer to **Norris Point Municipal Plan**, Section 3.4 General Land Use Policies, and Section 3.6.2 Commercial Policies.

Conditions

1. Development Standards	Standard (metres)
Building Line Setback (m)	4
Side Yard (min) (except where buildings are built with adjoining party walls)	5 and 1
Rear Yard (min)	10
Building Height (max)	15

2. **Light Industrial Uses** – Light Industrial uses that may be considered include small custom workshops, wholesale rooms, indoor storage. Such uses must not require large outdoor storage yards.