

**TOWN OF PORT HOPE SIMPSON
LAND USE ZONING, SUBDIVISION AND
ADVERTISEMENT REGULATIONS**

DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2003

JANUARY, 2003

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF PORT HOPE SIMPSON
DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2003**

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Port Hope Simpson adopts the Town of Port Hope Simpson Development Regulations Amendment No. 1, 2003.

Adopted by the Town Council of Port Hope Simpson on the 30 day of April, 2003.

Signed and sealed this 14 day of May, 2003.

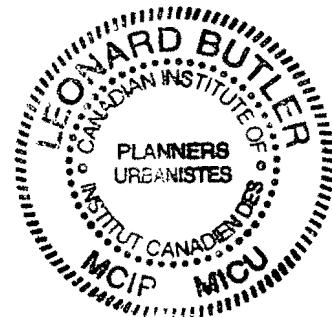
Mayor: Margaret Burden (Council Seal)

Clerk: Betty Sampson

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Development Regulations Amendment No. 1, 2003 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

MCIP: Leonard Butler (MCIP Seal)



**URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF PORT HOPE SIMPSON
DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2003**

Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act 2000*, the Town Council of Port Hope Simpson.

- a) adopted the Town of Port Hope Simpson Development Regulations Amendment No. 1, 2003 on the 9 day of June, 2003.
- b) gave of the adoption of the Town of Port Hope Simpson Development Regulations Amendment No. 1, 2003 by advertisement inserted on the 20 day and the 26 day of May, 2003 in the Star newspaper.
- c) set the 2 day of June, 2003 at 1:30 p.m. at the Town Hall, Port Hope Simpson 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 Port Hope Simpson approves the Town of Port Hope Simpson Development Regulations as adopted (or as amended).

SIGNED AND SEALED this 10 day of June, 2003

Mayor: Margaret Burden

(Council Seal)

Clerk: Buffy Lam

3960-2003-001
26 June 03
Margaret Burden

TOWN OF PORT HOPE SIMPSON

DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2003

BACKGROUND

The Council would like to re-zone lands along both sides of the new Trans Labrador Highways. The new Highway will run parallel to the south of the Town and just north of the airstrip. After it crosses Black Water Brook west of the airstrip road it gradually sweeps north wards through the western limits of the Town, and then crosses the Alexis River. The Council feels that this new highway will open up more land for future development within the Town and will also encourage new highway commercial business that cater to the traveling public. The Council feels that this highway is a very important link between all communities on the south coast and the Town should maximum the benefits from its development. Council would also like to encourage the development and promotion of this areas as a regional services zone for Coastal Labrador.

Council proposes to re-zone lands that front on both sides of the new Highway from Rural, Residential, and Mixed Development to Highway Commercial. The new highway will also provide better access to undeveloped back lands and the Council would like to extend the existing residential zoning to accommodate future residential subdivision expansion. These back lands are presently zoned Rural and will need to be changed to Residential.

There are two smaller areas of rural zoned lands that are recommended to be re-zoned to Mixed Development as results of the other land use changes mentioned above.

The new Trans Labrador Highway road alignment is shown on the Land Use Zoning Map, B. The lands to be re-zoned from Rural, Residential, and Mixed Development to Highway Commercial are shown in yellow. Lands to be re-zoned from Rural to Residential are shown in green. Lands to be re-zoned from Rural to Mixed Development are shown in orange.

PUBLIC CONSULTATION

During the preparation of this amendment, Council undertook the following initiative so that individuals, and groups could provide input to the proposed municipal plan amendment. The Town of Port Hope Simpson place advertisement of the public display of the proposed

amendments on local CBC Radio Station and also posted notice of the public display of the amendments at several places within the Town. The Town Council placed the proposed amendment on display at the Town Council Office one week to allow local residents to view and to provide any comments or concerns in writing to the Council concerning the proposed amendment. Their was no verbal or written comments received.

DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2003

The Town of Port Hope Simpson Development Regulations are amended as following;

- A) By adding the following Use Zone Table to Schedule "C" of the Towns Development Regulations;

USE ZONE TABLE

| ZONE TITLE | HIGHWAY COMMERCIAL (HG) | (PORT HOPE SIMPSON) |
|--|-------------------------|---------------------|
| PERMITTED USE CLASSES - (see Regulation 85) | | |
| Passenger assembly, commercial residential,, catering (restaurant), taxi stand, police station, take-out food service, service station, transportation. | | |
| DISCRETIONARY USE CLASSES - (see Regulations 22 and 86) | | |
| General service, office, personal service, single dwelling, medical & professional, medical treatment and special care, shopping center, convenience store, shop, residential boarding home, light iindustry, general industry, antenna, transportation. | | |

CONDITIONS

1. Discretionary Use Classes

The discretionary use classes listed in this table may be permitted at the discretion of the Authority provided that they are compatible or complementary to uses within the permitted use classes or that their development will not inhibit or prejudice the existence or the development of such uses.

2. Development Standards

| | | |
|-----|-------------------------------|-----------|
| (a) | Minimum Building Line Setback | 15 metres |
| (b) | Minimum Sideyard Width | 4 metres |
| (c) | Minimum Rearyard Depth | 10 metres |
| (d) | Maximum Height | 15 metres |

3. Advertisements

See Conditions 10 and 11 of the Residential (Res) zone.

4. Accessory Building

- i) The total of all accessory buildings associated with a permitted use in this zone shall have a lot coverage no greater than 7%, or 70 m² and each building shall have a height of no more than 5 metres.
- ii) No accessory building shall project in front of any building line setback.

5. Catering

Only restaurants shall be permitted within the Highway Commercial designated lands. Bars and Lounges shall not be permitted.

6. Single Dwelling

Single dwelling maybe permitted provided it is complementary to a permitted use. The dwelling must be a minor use compared to the permitted use. The dwelling shall be located either to side or rear of the permitted uses and shall not protrude in front of the existing permitted use.

7. Access

The number of accesses to the street shall be limited and designed to the satisfaction of the Authority, having regard to the safety and efficiency of the highway for vehicles.

8. Protection of Residential Use

Adverse effects of any proposed development on an adjacent existing residential use shall be prevented or minimized through proper site planning and the provision of buffering by the developer to the satisfaction of the Authority.

9. Protection of Water Sources and Environment

All development applications within 15 metres of any watercourse shall be subject to the review and approval of the Environmental Health Division of the Department of Government Services and Lands.

10. Service Station

The following development standards shall apply to all proposed service stations.

- i) All gasoline pumps shall be located on pump islands designed for such purpose, and to which automobiles may gain access from either side.
- ii) Pump islands shall be set back at a minimum 8 metres from the front lot line.
- iii) Accesses shall not be less than 7 metres wide and shall be clearly marked, and where a service station is located on a corner lot, the minimum distance between an access and the intersection of the street shall be 10 metres and the lot line between entrances shall be clearly indicated.

11. Outdoor Storage

Outdoor storage shall be located on the rearyard of the lot, and be screened from visual site from highway and other surrounding development.

- B) Changing the zoning of lands from **Rural, Residential, and Mixed Development** to Highway Commercial as shown on the attach copy of the Town of Port Hope Simpson Land Use Zoning Map B.

- C) By changing the zoning of ands from **Rural to Residential** as shown on the attach copy of the Town of Port Hope Simpson Land Use Zoning Map B.

- D) By changing the zoning of ands from **Rural to Mixed Development** as shown on the attach copy of the Town of Port Hope Simpson Land Use Zoning Map B.

*Don Clark
5th Jany
Jan 10/2003
Mansour Bouda
Mansour
Jan 10, 2003*