

TOWN OF PORT HOPE SIMPSON

DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2008

**ADD EDUCATION USES TO THE
RESIDENTIAL LAND USE ZONE**

MARCH 2008

PLAN-TECH



ENVIRONMENT

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF PORT HOPE SIMPSON
DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2008**

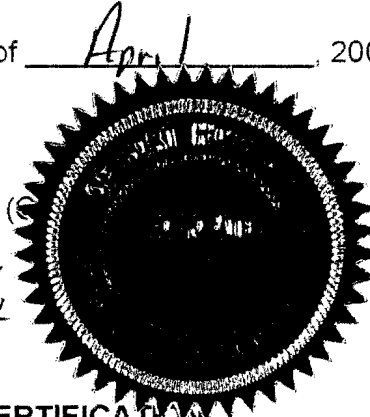
Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Port Hope Simpson adopts the Town of Port Hope Simpson Development Regulations Amendment No. 1, 2008.

Adopted by the Town Council of Port Hope Simpson on the 16 day of April, 2008.

Signed and sealed this 16 day of April, 2008.

Mayor: Margaret Burden

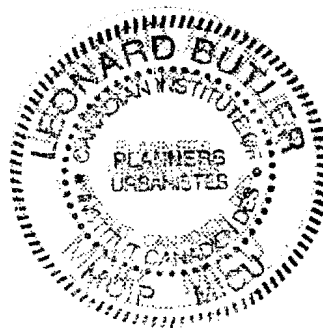
Clerk: Michelle Clarke



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Port Hope Simpson Development Regulations Amendment No. 1, 2008 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

MCIP: Leonard Butler



Development Regulations/Amendment
REGISTERED
Number <u>3960-2008-001</u>
Date <u>May 22, 2008</u>
Signature <u>Leonard Butler</u>

TOWN OF PORT HOPE SIMPSON

DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2008

BACKGROUND

The Town Council of Port Hope Simpson wishes to implement Development Regulations Amendment No. 1, 2008. A new school will be constructed within the Town in 2008. To accommodate the location for the new school within the residential zoned lands in the Town, Council wishes to add "Education" use to the discretionary use class of the Residential Land Use Zone.

The purpose of the amendment is to add the use "**Education**" as a Discretionary Use in the Residential use zone table of the Town of Port Hope Simpson Development Regulations. This change will allow education use (school) to be considered for approval in the Res zone at the discretion of Council. All Discretionary Use applications require advertisement of the proposed use prior to consideration of any application by Council.

PUBLIC CONSULTATION

During the preparation of this amendment Council undertook the following initiative so that individuals and groups could provide input to the proposed amendment. The Town Council of Port Hope Simpson published a notice in the local newspaper on March 31, 2008 advertising the proposed amendment seeking comments or representations from the public. The draft amendment was placed on display at the Town Council Office. Residents were invited to view the documents and to provide any comments or concerns in writing to Council. The Town received no written or verbal submissions or objections.

DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2008

The Town of Port Hope Simpson Development Regulations is amended by:

- A) Adding the following **highlighted** text to the Schedule C, Residential Land Use Zone Table.

ZONE TITLE	RESIDENTIAL (Res)	(Port Hope Simpson)
<p>PERMITTED USES – see Regulation 85.</p> <p>Single dwelling, mobile home, double dwelling, conservation.</p>		
<p>DISCRETIONARY USES – see Regulation 22 and 86.</p> <p>Child care, offices, recreational open space, education, medical and professional, personal services, convenience store, row dwelling, apartment building, antenna.</p>		

- B) Adding the following **highlighted** condition to the list of conditions found in Schedule C, Residential Land Use Zone conditions;

13. Education

The following development standards shall apply to any education use within the Residential Land Use Zone:

- (a) **Minimum Building Line Setback** **6 metres**
- (b) **Minimum Sideyards Width** **4 metres**
- (c) **Minimum Rearyard Depth** **10 metres**
- (d) **Maximum Height** **15 metres**