

**TOWN OF SPRINGDALE
MUNICIPAL PLAN AMENDMENT NO. 1, 2016
DEVELOPMENT REGULATIONS AMENDMENT NO. 1, 2016**

HIGHWAY 390 – NEXT TO GEORGE HUXTER MEMORIAL PARK

**FUTURE LAND USE MAP 1 - OPEN SPACE TO RESIDENTIAL
LAND USE ZONE MAP 1 – OPEN SPACE TO RESIDENTIAL LOW DENSITY**

ADD TOURIST CABINS TO RESIDENTIAL LOW DENSITY ZONE

**TOWN OF SPRINGDALE
MUNICIPAL PLAN AMENDMENT NO. 1, 2016**

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF SPRINGDALE
MUNICIPAL PLAN AMENDMENT NO. 1, 2016**

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

- a) adopted the Springdale Municipal Plan Amendment No. 1, 2016 on the 24th day of October, 2016.
- b) gave notice of the adoption of the Springdale Municipal Plan Amendment No. 1, 2016 by advertisement inserted on the 3rd day of November, 2016 and the 10th day of November 2016 in the *Nor-Wester* newspaper.
- c) set the 23rd day of November, 2016 at 7:00 p.m. at the Town Hall, Springdale 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 Springdale approves the Springdale Municipal Plan Amendment No. 1, 2016 on the 5th day of December, 2016.

SIGNED AND SEALED this 6 day of December, 2016

Mayor: Harvey Tizzard
Harvey Tizzard

Clerk: Daphne Earle
Daphne Earle

4910 - 2016 - 11
December 20, 2016
COUNCIL

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF SPRINGDALE MUNICIPAL PLAN AMENDMENT NO. 1, 2016**

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Springdale adopts the Springdale Municipal Plan Amendment No.1, 2016.

Adopted by the Town Council of Springdale on the 24th day of October, 2016.

Signed and sealed this 6 day of December, 2016.

Mayor: Harvey Tizzard
Harvey Tizzard

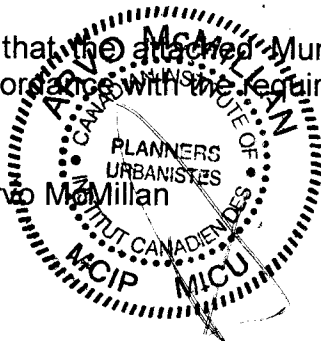
Clerk: Daphne Earle
Daphne Earle

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Municipal Plan Amendment No. 1, 2016 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

MCIP:

Arvo McMillan



**TOWN OF SPRINGDALE
MUNICIPAL PLAN AMENDMENT NO. 1, 2016**

BACKGROUND

This amendment is designed to accommodate existing and future residential and tourism related development ('tourist cabins') on lands situated next to George Huxter Memorial Park off Highway 390. Adjacent lands are currently designated Residential, Open Space and Environmental Protection on Future Land Use Map 1 and zoned Residential Low Density, Open Space and Environmental Protection on Land Use Zoning Map 1.

This area lacks municipal services.

Section 3.1 of the Municipal Plan States:

3.1 RESIDENTIAL

The Residential Designation is applied to existing and future residential and residential mixed areas of Springdale and its Planning Area.

The Residential Designation enables the Town to zone for different mixes of housing types and different mixes of compatible non residential uses, together with appropriate tourism accommodation and marine related uses, including commercial marinas as either permitted or discretionary uses under the Development Regulations.

A tourism related development can contain one or more residential uses together with appropriate public, commercial, commercial-recreational and public recreational facilities and other compatible uses and facilities.

Subject to conditions specified in the Development Regulations, Section 2.3(2) uses are allowed under this designation.

Schedule B of the Development Regulations indicates that tourist cabins fall under the Commercial Residential Use Class as shown from the excerpt below.

RESIDENTIAL USES	Commercial Residential	Hotels & Motels, Hostels, Residential Clubs, Tourist Cabins
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Development Regulations Schedule C Residential Low Density Zone lists 'Commercial Residential' as discretionary use. However, Condition 2 would have to be amended by including 'Tourist Cabins'.

USE ZONE TABLE

RESIDENTIAL LOW DENSITY (RLD) ZONE

<p>PERMITTED USE CLASSES - (see Regulation 104)</p> <p>Bed and Breakfast, Boarding House, Child Care, Conservation, Family and Group Care Centre, Home Business (Light Industry, Medical and Professional, Office and Personal Service classes) Marina, Public Services and Public Utilities, Recreational Open Space, Single Dwelling and Subsidiary Apartment, and Subsidiary Dwelling.</p>
<p>DISCRETIONARY USE CLASSES - (see Regulations 24 and 105)</p> <p>Antenna, Commercial -Residential (See Condition 2), Place of Worship</p>

CONDITIONS FOR THE RESIDENTIAL LOW DENSITY ZONE

1. Development Standards (see also Condition 6)

Lot area (minimum)	1400 m ²
Floor Area (minimum)	80 m ²
Frontage (minimum).....	30 m
Building Line Setback (minimum)	8 m
Side Yard Width (minimum)	4 m
Side Yard Width Flanking Road (minimum)	8 m
Rear Yard Depth (minimum)	15 m
Maximum Lot Coverage (all buildings combined)	15 %
Maximum Building Height (maximum).....	8 m

2. Commercial Residential

Commercial-Residential development is limited to a hotel or inn, and appropriate accessory uses and shall be compatible with existing and future residential uses of the area. The development standards shall be appropriate to the site and area.

REFERRALS: the proposed amendments and the tourist cabin development proposal were submitted to Service NL and the Department of Environment and Conservation and the Department of Transportation and Works for comment. There were no objections to

the proposed amendments. However, any development proposal may require further review before approval will be granted.

PUBLIC CONSULTATION

The September 15th, 2016 public consultation as advertised the September 1st and 8th editions of the Nor-Wester took place.

MUNICIPAL PLAN AMENDMENT

Future Land Use Map 1 is amended as shown on the attached plan.

Springdale

Municipal Plan
 Future Land Use Map 1
 Amendment No. 1, 2016

Municipal Plan/Amendment
REGISTERED

From: Open Space
 To: Residential

Number 4910-2016-11
 Date November 20, 2016
 Signature [Signature]

Dated at Springdale, Newfoundland and Labrador
 This 6 day of November, 2016

Harvey Tizzard, Mayor

[Signature]
 Daphne Earle, Town Clerk

I certify that this Municipal Plan amendment has been prepared in accordance with the requirements of the Urban and Rural Planning Act, 2000.

