

**TOWN OF ST. PAUL'S  
DEVELOPMENT REGULATIONS AMENDMENT NO. 1, 2006**

**URBAN AND RURAL PLANNING ACT  
RESOLUTION TO APPROVE  
TOWN OF ST. PAUL'S  
DEVELOPMENT REGULATIONS AMENDMENT NO. 1, 2006**

Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act 2000*, the Town Council of St. Paul's

- a) adopted the St. Paul's Development Regulations Amendment No. 1, 2006 on the 11 day of September, 2006.
- b) gave notice of the adoption of the St. Paul's Development Regulations Amendment No. 1, 2006 by advertisement inserted on the 18 day and the 25 day of Sept, 2006 in the Northern Pen newspaper.
- c) set the 2 day of Oct at 7:30 p.m. at the Town Hall, St. Paul's 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 St. Paul's approves the St. Paul's Development Regulations Amendment No. 1, 2006.

SIGNED AND SEALED this 9 day of October, 2006

Mayor:

Jerry Bennett  
Jerry Bennett

Clerk:

Monica Pittman  
Monica Pittman

Development Regulations/Amendment	
<b>REGISTERED</b>	
Number	<u>4475-2006-001</u>
Date	<u>7 NOVEMBER 2006</u>
Signature	<u>[Signature]</u>

**URBAN AND RURAL PLANNING ACT  
RESOLUTION TO ADOPT  
TOWN OF ST. PAUL'S  
DEVELOPMENT REGULATIONS AMENDMENT NO. 1, 2006**

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of St. Paul's adopts the St. Paul's Development Regulations Amendment No. 1, 2006.

Adopted by the Town Council of St. Paul's on the 11 day of September, 2006.

Signed and sealed this 9 day of October, 2006.

Mayor:

  
Jerry Bennett

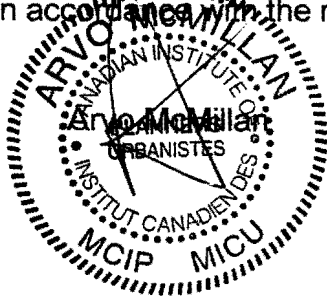
Clerk:

  
Monica Pittman

**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached Development Regulations Amendment No. 1, 2006 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

MCIP:



**TOWN OF ST. PAUL'S  
DEVELOPMENT REGULATIONS AMENDMENT NO. 1, 2006**

**BACKGROUND**

This amendment is designed to comply with Municipal Plan Amendment No. 1, 2006

**PUBLIC CONSULTATION**

The public consultation process was the same as that for Municipal Plan Amendment No. 1, 2006.

**DEVELOPMENT REGULATIONS AMENDMENT NO. 1, 2006**

1. Schedule C - Mixed Development Zone - Permitted Use Classes, WHICH STATES:

PERMITTED USE CLASSES - (See Regulation 85)

Single dwelling, double-dwelling, recreational open space.

IS AMENDED TO STATE:

PERMITTED USE CLASSES - (See Regulation 85)

Single dwelling, double-dwelling, recreational open space, transportation.

2. Condition 6 is added, WHICH STATES:

“6. Transportation Uses

Transportation uses permitted in this zone only include marinas, docks and wharves and uses accessory to such facilities.

The transportation and transportation accessory uses shall be compatible with nearby residential and other uses.”

3. Schedule C - Commercial Highway Zone - Permitted Use Classes, WHICH STATES:

PERMITTED USE CLASSES - (See Regulation 85)

Catering, commercial residential..

IS AMENDED TO STATE:

PERMITTED USE CLASSES - (See Regulation 85)

Catering, commercial-residential, transportation.

4. Condition 6 is added, WHICH STATES:

"6. Transportation Uses

*Transportation uses permitted in this zone only include marinas, docks and wharves and uses accessory to such facilities.*

*The transportation and transportation accessory uses shall be compatible with nearby residential and other uses."*

5. Schedule C - Industrial Zone - IS DELETED.
6. Land Use Zoning Map 2 is amended as shown on the attached plan.
7. The Legend of Land Use Zoning Map 2 is amended by deleting INDUSTRIAL (I).
8. Schedule C - Rural Resource Zone - Discretionary Use Classes is amended by adding 'seasonal residence' so that the table of permitted and discretionary uses WHICH STATES:

ZONE TITLE	RURAL RESOURCE	(ST. PAUL'S)
PERMITTED USE CLASSES - (see Regulation 85)		
Agriculture and forestry.		
DISCRETIONARY USE CLASSES - (see Regulations 22 and 86)		
Outdoor assembly, single dwelling, outdoor market, general industry, mineral working, recreational open space, cemetery, passenger assembly, transportation, antenna, commercial/residential.		

IS AMENDED TO STATE:

ZONE TITLE	RURAL RESOURCE	(ST. PAUL'S)
PERMITTED USE CLASSES - (see Regulation 85)		
Agriculture and forestry.		
DISCRETIONARY USE CLASSES - (see Regulations 22 and 86)		
Outdoor assembly, single dwelling, outdoor market, general industry, mineral working, recreational open space, cemetery, passenger assembly, transportation, antenna, commercial/residential <i>and seasonal residence</i> .		

9. Schedule C - Rural Resource Zone - Conditions is amended by adding clause 12, WHICH STATES:

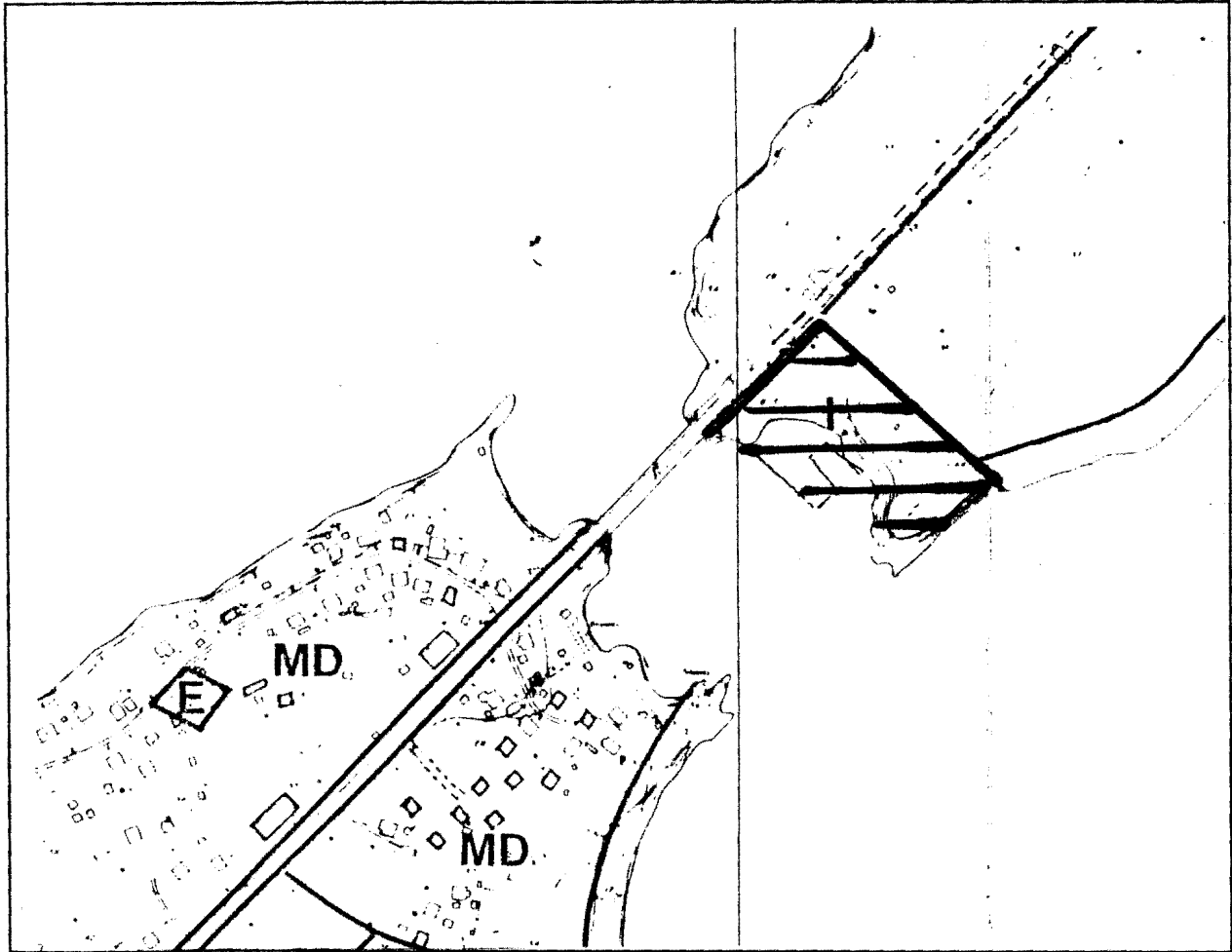
"12. Seasonal Residence/Remote Cottage

*The requirement for access to or frontage on public road is waived for seasonal residences in this zone.*

*Seasonal residences may only be permitted in this zone at the discretion of Council subject to the conditions set out below.*

- 1) *A seasonal residence may only be allowed in this zone if it is not accessed by a public or private road, does not have municipal water and/or sewer services and is not connected to a public utility for electricity. It may be accessed by a snowmobile or ATV trail.*
- 2) *Remote cottages/seasonal residences may only be permitted at the discretion of Council after an application for a seasonal residence has been circulated to the Department of Environment and Conservation - Water Resources Division and Crown Lands Division and the Department of Natural Resources - Agrifoods, Forestry and the Mines and Energy Divisions for review and approval. A development in excess of ten hectares also has to be submitted to the Environmental Assessment Division for review under the Environmental Assessment Act. A referral to the Canada Department of Fisheries and Oceans may also be required.*

- 3) *Council is satisfied after consultation with the various Provincial agencies and, where necessary the Department of Fisheries and Oceans Canada, that this development will not negatively affect the primary resource based uses of this zone."*

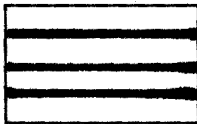


**TOWN OF ST. PAUL'S**

**Development Regulations  
Amendment #1, 2006**

**Land Use Zoning Map 2**

**INDUSTRIAL (I) TO  
COMMERCIAL HIGHWAY  
(CH)**



Dated at St. Paul's, Newfoundland and Labrador

This 9, day of October, 2006

*Jerry Bennett*  
Jerry Bennett, Mayor

*Monica Pittman*  
Monica Pittman, Town Clerk



This Development Regulations Amendment # 1, 2006 has been prepared in accordance with the requirements of the Urban and Rural Planning Act.

Development Regulations/Amendment  
**REGISTERED**

Number 4475-2006-001  
Date 7 NOVEMBER 2006  
Signature *[Signature]*