

**TOWN OF TRINITY
DEVELOPMENT REGULATIONS
AMENDMENT NO. 1, 2016**

**Seasonal Residential Development Amendment
Coleman's Point**

**Prepared by:
Mary Bishop, FCIP
March, 2016**

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF TRINITY
DEVELOPMENT REGULATIONS AMENDMENT NO. 1, 2016**

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Trinity adopts the Trinity Development Regulations Amendment No. 1, 2016.

Adopted by the Town Council of Trinity on the 02 day of May, 2016.

Signed and sealed this 06 day of June, 2016.

Mayor: James Miller
James Miller

Clerk: Linda Sweet
Linda Sweet

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Development Regulations Amendment No. 1, 2016 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act 2000*.

Mary Bishop
Mary Bishop FCIP

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF TRINITY
DEVELOPMENT REGULATIONS 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 Trinity

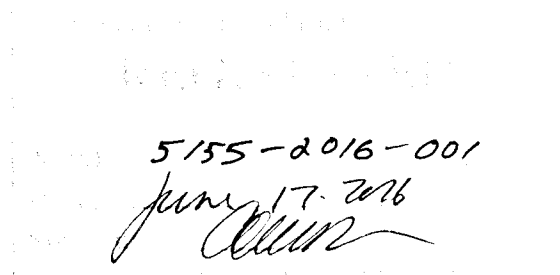
4. adopted the Trinity Development Regulations Amendment No. 1, 2016 on the 12 day of May, 2016.
5. gave notice of the adoption of the Trinity Development Regulations Amendment No. 1, 2016 by advertisement inserted on the 12 day of May, 2016 and the 17 day of May, 2016 in the Packet.
6. set the 11 day of June, 2016 at 7:00 pm at the Trinity Town Office 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 Trinity approves the Trinity Development Regulations Amendment No. 1, 2016 on the 16 day of June, 2016.

SIGNED AND SEALED this 16 day of June, 2016

Mayor: James Miller
James Miller

Clerk: Linda Sweet
Linda Sweet



TOWN OF TRINITY DEVELOPMENT REGULATIONS AMENDMENT NO. 1, 2016

INTRODUCTION

This amendment to the Development Regulations is intended to comply with Municipal Plan Amendment No. 1, 2016.

The Town proposes to rezone land currently zoned Rural, to a new Seasonal Residential land use zone to accommodate 5 seasonal residential lots located on a 3.16 ha property at Coleman's Point.

PUBLIC CONSULTATION

The public consultation process for this amendment was the same as that for Municipal Plan Amendment No. 1, 2016.

AMENDMENT

The Trinity Development Regulations shall be amended as follows:

1. Rezoning a 3.16 ha parcel of land at Coleman's Point from the Rural (RUR) Land Use Zone to a new Seasonal Residential (SR) Land Use Zone. The lands to be rezoned are shown on the attached Map 2 - Town of Trinity Development Regulations Land Use Zoning Map - Amendment No. 1, 2016.
2. Adding Seasonal Residential to the legend of the Trinity Development Regulations Land Use Zoning Maps 1 and 2.
3. Adding the following definition for seasonal residence to Section 2 Definitions:

***Seasonal Residence** means a single detached dwelling used for recreation purposes that is not used for continuous habitation or as a permanent residence.*
4. Adding a Seasonal Residential Use Zone as Section 9.12 to the Use Zone tables set out in Section 9 as follows:

9.12 Seasonal Residential (SR)

9.12.1 Permitted Uses

Seasonal Residences and associated accessory buildings
Recreation in the form of parks, trails
Conservation

9.12.2 Discretionary Uses

None

9.12.3 Lot Requirements

Minimum lot area	4050 m ²
Minimum lot frontage	30 m
Minimum side yard	5 m
Minimum rear yard	15 m
Maximum lot coverage	33%
Maximum building height	12 m

9.12.4 Well water supply and sewage disposal shall be by an on-site septic system approved by the Government Service Centre.

9.12.5 Lot Frontage – all lots shall front on a common access road, constructed to standards approved by Council. Costs of construction and maintenance shall be at the expense of the developer.

9.12.6 Seasonal residential developments shall be subject to a Development Agreement between the applicant and the Town.

9.12.7 Seasonal Residential Developments – Seasonal residential developments shall be planned so that the placement of dwellings on a lot can capture a view, avoid blocking scenic views from adjacent lots, prevent significant cut or fill due to topography, or to preserve natural features such as waterways or stands of trees. The placement of dwellings and accessory buildings for each lot will be approved at the time of subdivision approval and be shown on a site grading plan. Seasonal residential developments located at or near a coastal shoreline shall not have dwellings or accessory buildings located any closer than 100m from the top of a shoreline embankment.

Seasonal residential developments shall provide public access to coastal or freshwater shoreline beaches which may be used as part of the open space requirement for the development.

9.12.7 Right of Way Access. A right of way or access to a seasonal residential development shall:

- a) Be constructed to standards set by the Town at the expense of the developer;
- b) Be maintained by the developer or owners of lots within the development;
- c) Where a public right of way, remain open to the public and shall not be gated, or otherwise blocked so as to prevent the public use of the right of way.

Town of Trinity
Development Regulations 2012-2022
Amendment No. 1, 2016
Land Use Zoning Map 2

From: Rural (RU)
 To: Seasonal Residential (SR)

This 26, day of June, 2016

Jim Miller
 Jim Miller, Mayor

Linda Sweet
 Linda Sweet, Town Clerk

I certify that this Development Regulations Amendment No. 1, 2016 has been prepared in accordance with the requirements of the Urban and Rural Planning Act, 2000.

Mary D. Bishop
 Mary D. Bishop, FCIP

