

TOWN OF WABANA
DEVELOPMENT REGULATIONS AMENDMENT NO. 2, 2018
RESIDENTIAL ZONES – FLOOR AREA FOR DWELLINGS
REMOVE MINIMUM FLOOR AREA REQUIREMENTS FOR DWELLINGS

URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

AMENDMENT No. 2, 2018

TOWN OF WABANA MUNICIPAL PLAN

Under the authority of Section 16 of the Urban and Rural Planning Act 2000, the Town Council of Wabana adopts the amendment to the Town of Wabana Municipal Plan.

Adopted by the Town Council of Wabana on the 23rd day of August, 2018.

Signed and sealed this 23rd day of August 2018.

Mayor:

Mary Joanne

Town Clerk:

Chisa Reid



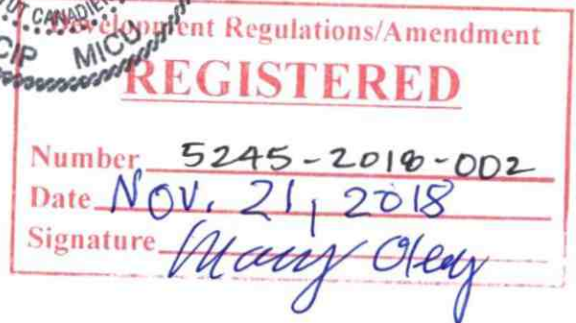
(Council Seal)

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Amendment No. 2, 2018 to the Town of Wabana Municipal Plan has been prepared in accordance with the requirements of the Urban and Rural Planning Act, 2000.

MCIP:

Anna Myers
Member of Institute of Planners (MCIP)



TOWN OF WABANA

DEVELOPMENT REGULATIONS AMENDMENT NO. 2 2018

BACKGROUND

The Town of Wabana feels that the minimum floor area standards in the Residential zones are too restrictive to allow for affordable housing options for the residents of the community; therefore, the purpose of this amendment is to remove the minimum floor area requirements from the Residential zones in the Town of Wabana Development Regulations.

PUBLIC CONSULTATION

The Notice regarding the proposed amendment to the Development Regulations and the opportunity for comment, objection or other representation, was published in the July 15, 2018 edition of The Northeast Avalon Times. The deadline for submissions was noon, July 31, 2018.

No submissions or representations were made to the Town Clerk by the deadline.

DEVELOPMENT REGULATIONS AMENDMENT NO. 2, 2018

The Standards for the Residential Low Density Zone under Schedule C of the Development Regulations,
WHICH STATE:

ZONE TITLE		
RESIDENTIAL – LOW DENSITY		
PERMITTED USE CLASSES – (see Regulation 85) Single dwelling, double dwelling, recreational open space.		
DISCRETIONARY USE CLASSES – (see Regulations 22 and 86) Child care, mobile homes, convenience, store, medical and professional, personal service, antenna.		
STANDARDS		
	Single Dwelling	Double Dwelling
Lot Area (m2) (minimum)	900	750 *
Floor Area (m2) (minimum)	80	80 *
Frontage (m) (minimum)	20	35
Building Line Setback (m) (minimum) (maximum)	8 30	8 30
Sideyard Width (m) (minimum)	3 & 1	3
Rearyard Depth (m) (minimum)	15	15
Lot Coverage (%) (maximum)	20	20
Height (m) (maximum)	8	8
(See Conditions)		

*per dwelling unit

ARE AMENDED AS FOLLOWS:

ZONE TITLE		
RESIDENTIAL – LOW DENSITY		
PERMITTED USE CLASSES – (see Regulation 85) Single dwelling, double dwelling, recreational open space.		
DISCRETIONARY USE CLASSES – (see Regulations 22 and 86) Child care, mobile homes, convenience, store, medical and professional, personal service, antenna.		
STANDARDS		
	Single Dwelling	Double Dwelling
Lot Area (m ²) (minimum)	900	750 *
Frontage (m) (minimum)	20	35
Building Line Setback (m) (minimum) (maximum)	8 30	8 30
Sidyard Width (m) (minimum)	3 & 1	3
Rearyard Depth (m) (minimum)	15	15
Lot Coverage (%) (maximum)	20	20
Height (m) (maximum)	8	8
(See Conditions)		

*per dwelling unit

Condition 8 in the Residential Low Density Zone under Schedule C of the Development Regulations, WHICH STATES:

8. Mobile Homes

Where permitted, a mobile home use shall conform with development standards prescribed for single dwellings this zone except that the minimum floor area may be reduced to 70 m².

IS AMENDED AS FOLLOWS:

8. Mobile Homes

Where permitted, a mobile home use shall conform with development standards prescribed for single dwellings this zone.

The Standards for the Residential Medium Density Zone under Schedule C of the Development Regulations, WHICH STATE:

ZONE TITLE		RESIDENTIAL – MEDIUM DENSITY					
PERMITTED USE CLASSES – (see Regulation 85) Single dwelling, double dwelling, recreational open space.							
DISCRETIONARY USE CLASSES – (see Regulations 22 and 86) Row dwelling, apartment building, boarding house residential commercial residential, mobile homes, child care, place of worship, educational, convenience store, medical and professional, personal service, service station, antenna.							
STANDARDS				WHERE PERMITTED			
	Single Dwelling	Double Dwelling	Row Dwelling	APARTMENT BUILDING			
				1- Bedrm Apt.	2- Bedrm Apt.	3- Bedrm Apt.	4- Bedrm Apt.
Lot Area (m2) (minimum)	450	390	350 (average)	200 *	250 *	280 *	300 *
Floor Area (m2) (minimum)	80	80 *	65 *	40 *	50 *	60 *	70 *
Frontage (m) (minimum)	15	26	8 * (average)	30			
Building Line Setback (m) (minimum) (maximum)	8 30	8 30	8 30	8 30			
Sidyard Width (m) (minimum)	3 & 1	3	3	5			
Rearyard Depth (m) (minimum)	10	10	10	14			
Lot Coverage (%) (maximum)	33	33	33	35			
Height (m) (maximum)	8	8	10	10			
(See Conditions)							

*per dwelling unit

ARE AMENDED AS FOLLOWS:

ZONE TITLE		RESIDENTIAL – MEDIUM DENSITY					
PERMITTED USE CLASSES – (see Regulation 85) Single dwelling, double dwelling, recreational open space.							
DISCRETIONARY USE CLASSES – (see Regulations 23 and 86) Row dwelling, apartment building, boarding house residential, commercial residential, mobile homes, child care, place of worship, educational, convenience store, medical and professional, personal service, service station, antenna.							
STANDARDS				WHERE PERMITTED			
	Single Dwelling	Double Dwelling	Row Dwelling	APARTMENT BUILDING			
				1-Bedrm Apt.	2- Bedrm Apt.	3- Bedrm Apt.	4- Bedrm Apt.
Lot Area (m2) (minimum)	450	390	350 (average)	200 *	250 *	280 *	300 *
Frontage (m) (minimum)	15	26	8 * (average)	30			
Building Line Setback (m) (minimum)	8	8	8	8			
Building Line Setback (m) (maximum)	30	30	30	30			
Sidyard Width (m) (minimum)	3 & 1	3	3	5			
Rearyard Depth (m) (minimum)	10	10	10	14			
Lot Coverage (%) (maximum)	33	33	33	35			
Height (m) (maximum)	8	8	10	10			
(See Conditions)							

*per dwelling unit

Condition 8 in the Residential Medium Density Zone under Schedule C of the Development Regulations, WHICH STATES:

8. Mobile Homes

Where permitted, a mobile home use shall conform with development standards prescribed for single dwellings this zone except that the minimum floor area may be reduced to 70 m².

IS AMENDED AS FOLLOWS:

8. Mobile Homes

Where permitted, a mobile home use shall conform with development standards prescribed for single dwellings this zone.

The Standards for the Residential Rural Zone under Schedule C of the Development Regulations, WHICH STATE:

ZONE TITLE		RESIDENTIAL – RURAL
PERMITTED USE CLASSES – (see Regulation 85) Single dwelling, double dwelling, recreational open space.		
DISCRETIONARY USE CLASSES – (see Regulations 23 and 86) Child care, mobile homes, convenience, store, medical and professional, personal service, antenna.		
STANDARDS		
		Single Dwelling
Lot Area (m2) (minimum)		5000
Floor Area (m2) (minimum)		80
Frontage (m) (minimum)		30
Building Line Setback (m) (minimum) (maximum)		15 30
Sidyard Width (m) (minimum)		10 & 5
Lot Coverage (%) (maximum)		30
Height (m) (maximum)		8
(see conditions)		

ARE AMENDED AS FOLLOWS:

ZONE TITLE		RESIDENTIAL – RURAL
PERMITTED USE CLASSES – (see Regulation 85)		
Single dwelling, double dwelling, recreational open space.		
DISCRETIONARY USE CLASSES – (see Regulations 23 and 86)		
Child care, mobile homes, convenience, store, medical and professional, personal service, antenna.		
STANDARDS		
		Single Dwelling
Lot Area (m2) (minimum)		5000
Frontage (m) (minimum)		30
Building Line Setback (m) (minimum) (maximum)		15 30
Sidyard Width (m) (minimum)		10 & 5
Lot Coverage (%) (maximum)		30
Height (m) (maximum)		8
(see conditions)		

Condition 8 in the Residential Rural Zone under Schedule C of the Development Regulations, WHICH STATES:

8. Mobile Homes

Where permitted, a mobile home use shall conform with development standards prescribed for single dwellings this zone except that the minimum floor area may be reduced to 70 m².

IS AMENDED AS FOLLOWS:

8. Mobile Homes

Where permitted, a mobile home use shall conform with development standards prescribed for single dwellings this zone.