

Town of Bay Roberts
Land Use Zoning, Subdivision and
Advertisement Regulations
(Development Regulations)
Amendment No. 1, 2012

Prepared for the

**Town of
Bay Roberts**

By

**CBCL Limited
September, 2012**

SCHEDULE A

Purpose

The purpose of the proposed Development Regulations amendment is to:

1. Permit consideration for limited Backlot Development within areas zoned as Residential;
2. Rezone lands currently zoned Rural, Environmental Protection, Industrial Marine and Mad Rocks Comprehensive Development Area in several locations in the Town to accommodate future residential development; and
3. Rezone lands currently zoned Industrial to accommodate future commercial development.

Amendment No. 1

Backlot Development

1. Schedule C- Use Zone Tables is amended by adding the following as Condition 10 to the Residential II (R2) Use Zone.

10- Backlot Development – Notwithstanding Regulation 40 of these Regulations, the following standards and conditions shall apply to the development of flag lots, or backlots:

1. All backlots shall have a permanent and direct access to a public road;
2. No more than two dwellings shall be permitted to share an access and driveway;
3. The minimum access width shall be 4 metres. The responsibility for construction, care and maintenance of the shared access shall be that of the developer. Where an access is proposed to be shared, the Authority will require a signed agreement to be in place among those sharing the access prior to any approval;
4. Only single dwellings shall be permitted to develop on backlots;
5. Development must be serviced from the Town's piped water and sewer system;
6. No dwelling shall be located more than 245 metres from a fire hydrant or from a public street to which it has access;
7. The placement of the dwelling on the lot shall be done in a manner that does not affect the privacy of adjoining dwellings; and
8. Due consideration is given to any objections submitted in writing, to the proposed development from abutting property owners who will be consulted prior to Council issuing an approval.

Residential Development

2. Schedule C- General Provisions for all Use Zones, Regulation 1. Accessory Buildings b) is AMENDED by changing the minimum setback from a rear or side lot line, or from the main building or any other building FROM 1 m to 2 m .

3. Schedule C – Residential I (R1) Use Zone Conditions are AMENDED by adding a minimum flanking yard of 6 m for single dwellings, double dwellings, row dwellings and apartment buildings to the Residential I Use Zone Table.
4. Schedule C – Residential II (R2) Use Zone Conditions are AMENDED by adding a minimum flanking yard of 6 m for single dwellings, double dwellings, row dwellings and apartment buildings to the Residential II Use Zone Table.
5. Rezoning lands east of Veterans Memorial Highway (Route 75), north of Earles Road and east of Gosse Pond Hill, to the Residential II (R2) Use Zone, from the Rural (RU) Use Zone. The lands to be rezoned are shown on the attached Town of Bay Roberts Land Use Zoning Map 1, Amendment No. 1, 2012.
6. Rezoning lands west of Veterans Memorial Highway (Route 75), south of Shearstown Road, to the Residential II (R2) Use Zone, from the Rural (RU) Use Zone. The lands to be rezoned are shown on the attached Town of Bay Roberts Land Use Zoning Map 1, Amendment No. 1, 2012.
7. Rezoning lands along Water Street and Mercers Cove, to the Residential II (R2) Use Zone, from the Environmental Protection (EP) Use Zone. The lands to be rezoned are shown on the attached Town of Bay Roberts Land Use Zoning Map 2, Amendment No. 1, 2012.
8. Rezoning lands along Water Street, between Whitney Street and Walsh's Hill, to the Residential II (R2) Use Zone, from the Environmental Protection (EP) Use Zone. The lands to be rezoned are shown on the attached Town of Bay Roberts Land Use Zoning Map 2, Amendment No. 1, 2012.
9. Rezoning lands along Front Road and Frenchs Cove, to the Residential II (R2) Use Zone, from the Mad Rocks Comprehensive Development Area (CDA) Use Zone. The lands to be rezoned are shown on the attached Town of Bay Roberts Land Use Zoning Map 3, Amendment No. 1, 2012.

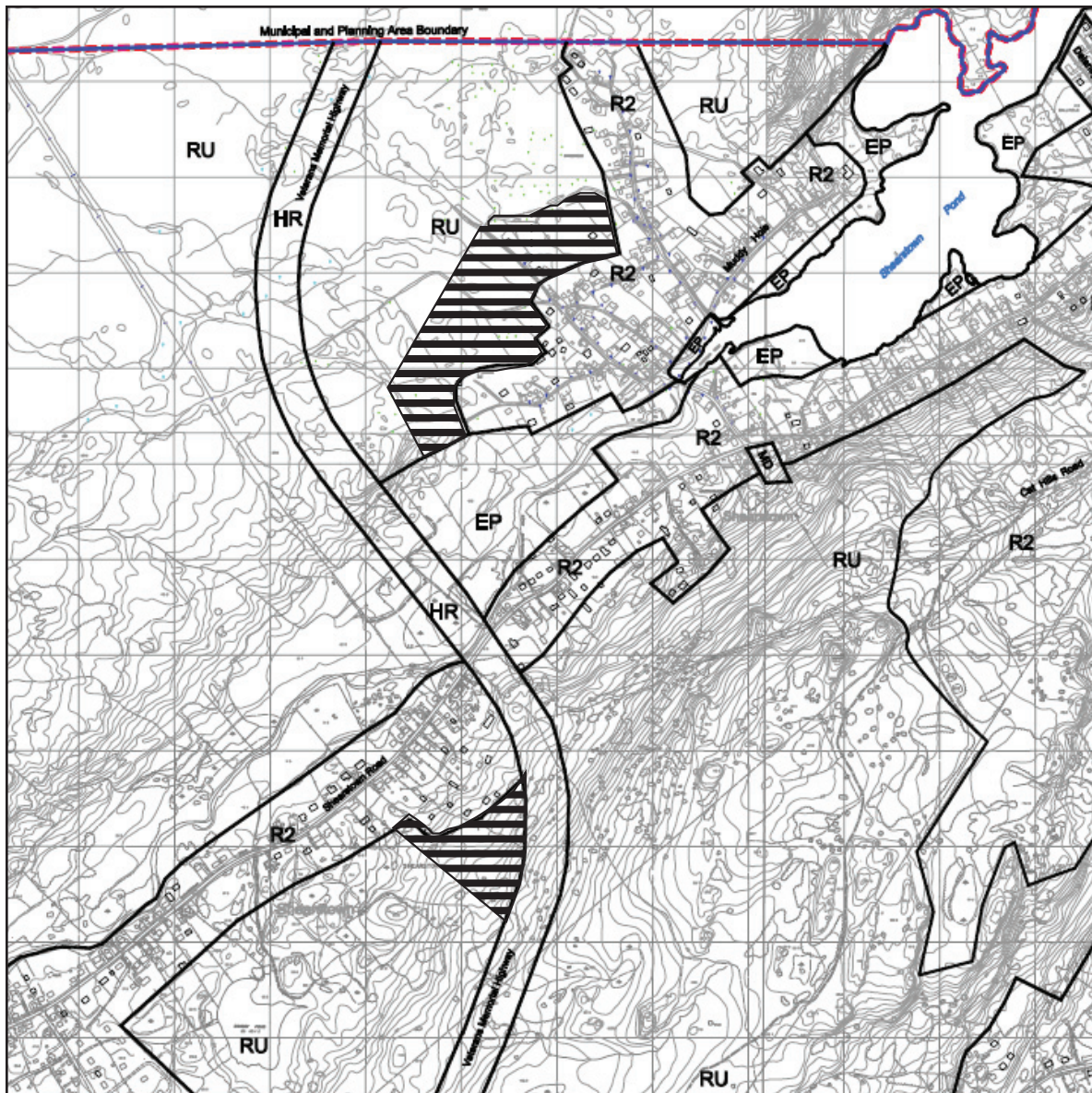
Commercial Development

10. Schedule C - Commercial (COM) Zone is AMENDED to include Shopping Centre in the Permitted Use Class and delete it as a Discretionary Use.
11. Rezoning lands at the intersection of Highway 75 and the CB Access Road, to the Commercial (C) Use Zone, from the Industrial Development Area (IDA) Use Zone. The lands to be rezoned are shown on the attached Town of Bay Roberts Land Use Zoning Map 4, Amendment No. 1, 2012.

Town of Bay Roberts

Land Use Zoning Map 1

Amendment No. 1, 2012



Area to be rezoned from Rural (RU) to Residential II (R2)

Dated at Bay Roberts, Newfoundland and Labrador

This ____ day of _____, 2012

Mayor

Clerk

I certify that this Municipal Plan for the Town of Bay Roberts has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

Mary Bishop, FCIP

Mary D. Bishop, MURP, FCIP
Senior Project Manager
Environmental Services

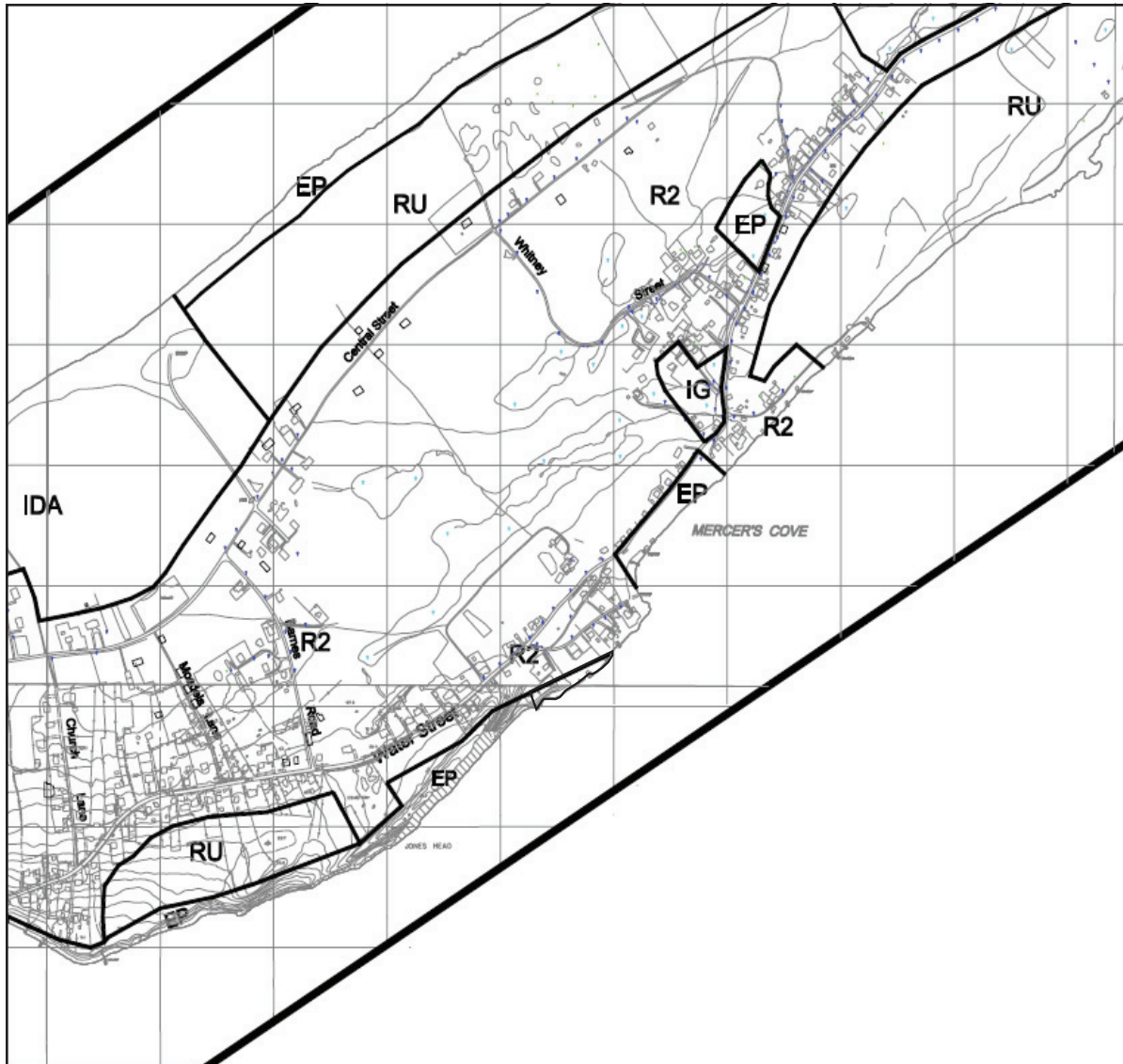
187 Kenmount Road
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Canada, A1B 3P9




Town of Bay Roberts

Land Use Zoning Map 2

Amendment No. 1, 2012



 Area to be rezoned from Environmental Protection (EP) to Residential II (R2)

Dated at Bay Roberts, Newfoundland and Labrador

This ____ day of ____, 2012

Mayor

Clerk

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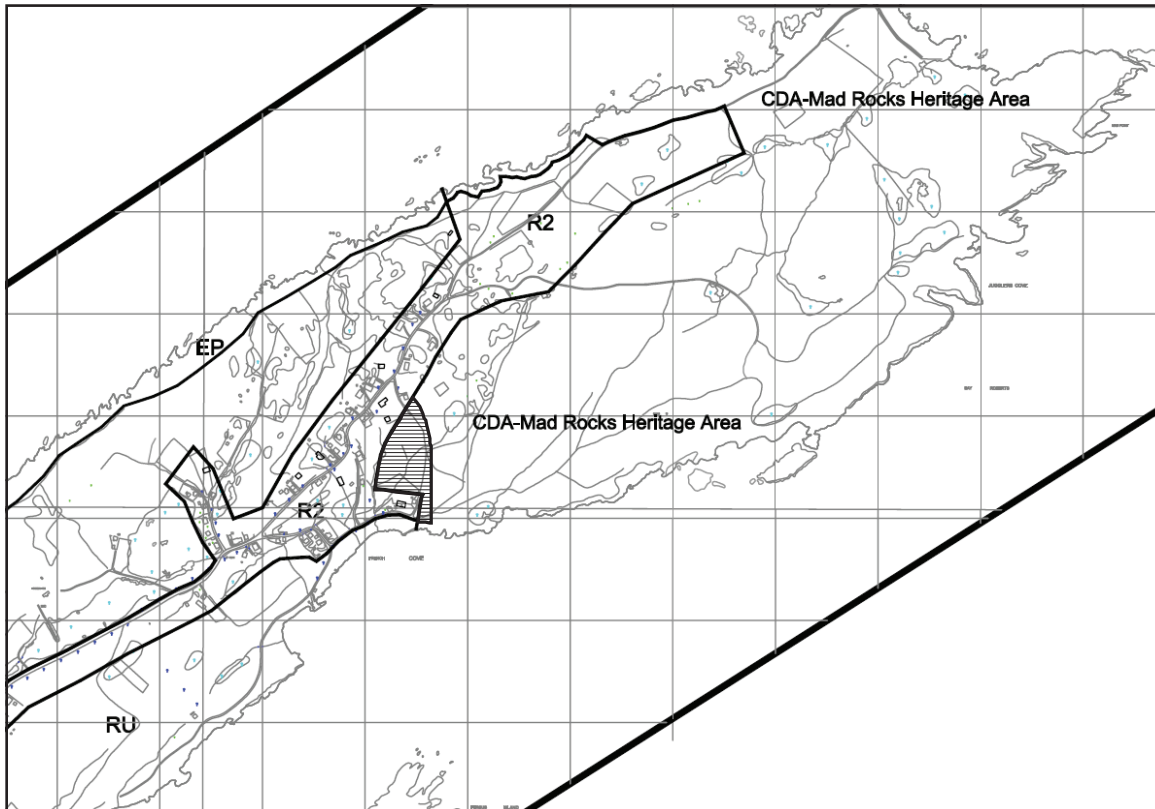
Mary Bishop, FCIP


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187 Kenmount Road
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Town of Bay Roberts
Land Use Zoning Map 3
Amendment No. 1, 2012



 Area to be redesignated from Mad Rocks Comprehensive (CDA) Development Area to Residential II (R2)

Dated at Bay Roberts, Newfoundland and Labrador

This ____ day of _____, 2012

Mayor

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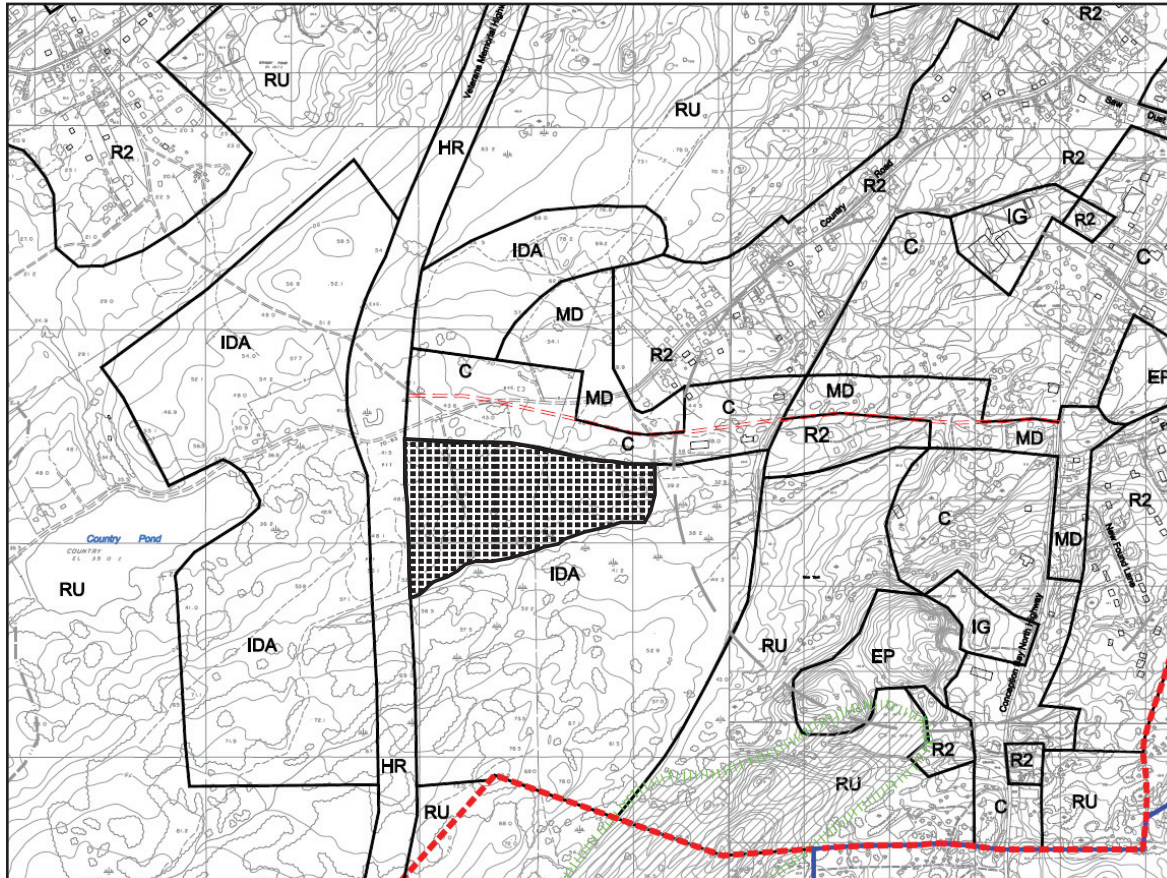
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Town of Bay Roberts Land Use Zoning Map 4 Amendment No. 1, 2012



Area to be rezoned from Industrial
Development Area (IDA) to Commercial (C)

Dated at Bay Roberts, Newfoundland and Labrador

This ____ day of _____, 2012

Mayor

Clerk

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