

Proposed Changes to the Pouch Cove Development Regulations July 31, 2019

The **Pouch Cove Development Regulations** are amended by **Deleting** ~~with highlighted strikeout~~, and/or **Adding** the following text to the following schedules, conditions and standards as shown below:

Changes to General Development Regulations

21. Development Permit

- (3) A Permit to Develop is valid for a period of 1 year and may be extended twice up to a total maximum period of 3 years. **A permit to develop may be renewed by Council prior to expiration date. If the application is expired, a new application must be submitted.**

70. Permit Required

No land in the Planning Area shall be subdivided unless a permit for the **development of the** subdivision **of land** is first obtained from the Authority.

Changes to Schedule B

GROUP	DIVISION	CLASS	EXAMPLES
F. INDUSTRIAL USES (continued)	2. General Industrial Uses involving Limited Hazardous Substances and Processes.	(a) General Industry	Factories Cold Storage Plants Freight Depots General Garages Warehouses and Workshops Laboratories Laundries Planing Mills Printing Plants Contractors' Yards Outdoor Storage Heavy Equipment Storage Water Treatment Plant/Pump house
		(b) Service Station	Gasoline Service Stations Gas Bars Propane Filling Station

Changes to Schedule C Standard Conditions for all Use Zones

Transportation Uses re-numbered

10. Transportation Uses

- (a) All transportation uses such as roads, docks, wharves and boathouses shall be at the discretion of Council.
- (b) Transportation uses such as roads associated with the construction and maintenance of transmission lines and power lines and other permitted or discretionary uses associated within the land use zone shall be at the discretion of Council.
- (c) Commercial and private transportation uses such as wharves, docks and boathouses shall be prohibited on local ponds.
- (d) Public transportation uses such as wharves, docks and boathouses on local ponds and associated with an existing or proposed recreational use may be considered. Council may place any conditions as deemed necessary.

Changes to the Mixed Development Land Use Zone Table, Schedule C

ZONE TITLE	MIXED DEVELOPMENT (MD)
PERMITTED USE CLASSES - (see Regulation 89)	Single dwelling; double dwelling, recreation open space and open space conservation.
DISCRETIONARY USE CLASSES - (see Regulations 32 and 90)	Row dwelling, apartment building, collective residential, commercial residential, boarding house residential, cultural and civic, general assembly, passenger assembly, club and lodge, catering, funeral home, child care, indoor assembly, medical & professional, office, personal service, home businesses (office, medical and professional service, personal service, and light industry Uses - see condition), general service, communications, taxi stand, police station, medical treatment and special care (home for the aged only), take-out food service, shop, convenience store, light industry, cemetery, <i>service station</i> , sewerage treatment and antenna.

16. General *Service, Personal Service, Shop* and Light Industrial Uses

General industrial uses shall be small scale light industrial uses such as small workshops and warehouses, and autobody repair shops shall be permitted provided that;

General Service, Personal Service, Shop, and Light industrial uses that are not a home-based business (see Condition 9) may be operated in the Mixed Development zone independent of a residential lot at the discretion of council provided that:

- (a) ~~The use shall constitute entirely or partly the livelihood of a person living in the specified dwelling;~~

The development is sufficiently small in scale and does not adversely detract from the residential character of the neighbourhood;

- (b) ~~Activities associated with the use shall be carried on in building separate from the residential dwelling;~~

Activities associated with the use are not hazardous and do not create a nuisance by reason of noticeable noise, odour, dust or flames, or result in electrical interference;

- (c) ~~One building only, separate from the dwelling, and located in the rear or side yard a minimum of 2 m from any lot line, and having a maximum floor area of 75 m² and a height of no more than 6 m, may be used in connection with the general or light industrial use;~~

No change is made in the type, class or extent of the use without a permit;

- (d) ~~Retail sales are incidental and subsidiary to the approved use and there is no outdoor storage of equipment or materials.~~

Adequate on-site parking, loading, buffering and landscaping is provided.

Changes to the Recreational Park Land Use Zone Table, Schedule C

ZONE TITLE	RECREATION PARK (RP)
PERMITTED USE CLASSES - (see Regulation 89)	Recreational open space, campgrounds or trailer parks, tourist cabins (rental), outdoor assembly, convenience store, outdoor market (see condition).
DISCRETIONARY USE CLASSES - (see Regulations 32 and 90)	Commercial residential, catering and take-out food service, indoor assembly, light industry, amusement, shop, club and lodge, <i>service station</i> , and antenna.

10. Service Station

A Service Station may be permitted for public and park use provided it is complementary to a recreational use such as providing propane for recreational vehicles in the park.

Changes to the Rural Land Use Zone Table, Schedule C

Schedule C – Rural Zone

4. General Industry

General Industrial uses and associated accessory uses may be permitted by Council provided that:

- (a) The use is restricted to maintenance and repair of equipment, processing, storage *and laydown* related to agriculture, forestry or mineral working uses *or general contracting uses*,