



MUNICIPAL PLAN 2010

DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2015

**“ENVIRONMENTAL PROTECTION”
TO
“MIXED DEVELOPMENT”**

Conception Bay North Highway, Route 70

MARCH 2015

PLAN-TECH



ENVIRONMENT

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF VICTORIA
DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2015**

Under the authority of section 16, section 11 and section 18 of the *Urban and Rural Planning Act*, the Town Council of Victoria.

- a) Adopted the Victoria Development Regulations Amendment No. 1, 2015, on the ____ day of _____, 2015.

- b) Gave notice of the adoption of the Town of Victoria Development Regulations Amendment No. 1, 2015, by advertisement inserted on the day and the _____ day of _____, 2015, in *The Compass* newspaper.

- c) Set the _____ day of _____ at 7:30 p.m. at the Town Hall, Victoria for the holding of a public hearing to consider objections and submissions.

Now under section 23 of the *Urban and Rural Planning Act*, the Town Council of Victoria approves the Town of Victoria Development Regulations Amendment No. 1, 2015 as adopted (or as amended).

SIGNED AND SEALED this ____ day of _____, 2015

Mayor: _____ (Council Seal)

Clerk: _____

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF VICTORIA
DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2015**

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Victoria adopts the Town of Victoria Development Regulations Amendment No. 1, 2015.

Adopted by the Town Council of Victoria on the _____ day of _____, 2015.

Signed and sealed this _____ day of _____, 2015.

Mayor: _____ (Council Seal)

Clerk: _____

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Victoria Development Regulations Amendment No. 1, 2015 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.



TOWN OF VICTORIA

DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2015

BACKGROUND

The Town of Victoria proposes to amend its Development Regulations. The Town has received a proposal to develop a six unit apartment building on land located at Civic No. 216-222 Conception Bay North Highway, Route 70. The front portion of the property is located in the Mixed Development designation. Land to the rear is designated as Environmental Protection. The rear of the proposed location is near the convergence of two brooks, Double Brook and Clarke's Brook.

A site inspection found no physical evidence of flooding from these two brooks. A 15 metre Reserve will be maintained on these two brooks. Council shall ensure that prior to development, fill be imported to raise the level of land to be developed with that of the Conception Bay North Highway, Route 70. This will mitigate the risk of any flooding potential.

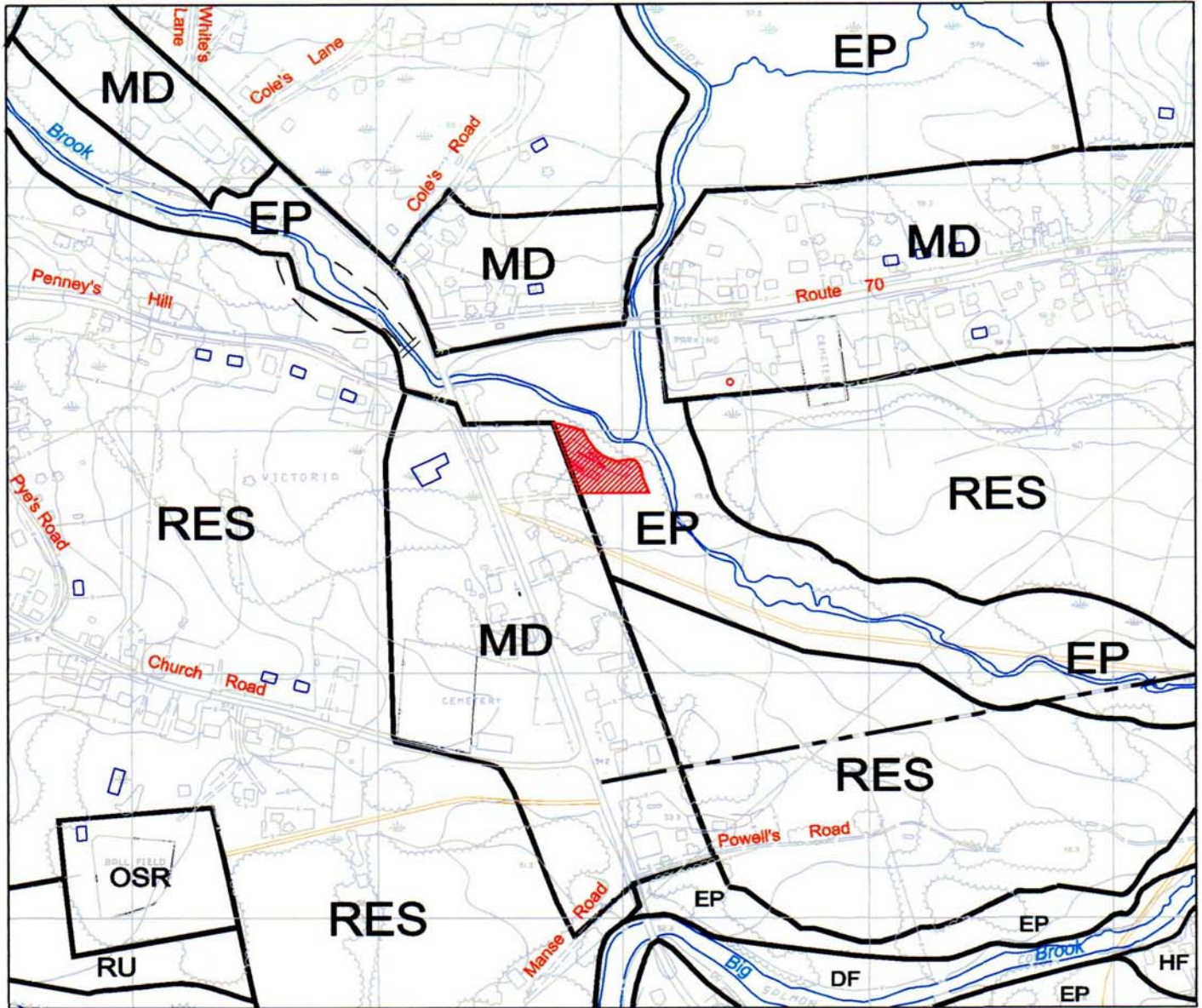
The Town has no historical record of flooding in this area. A referral was sent to Water Resources Management Division for comment. That Division stated the proposal may require permits under Section 36 and 37 or Section 58 (Non-Domestic Well) of the *Water Resources Act* prior to construction.

The Land Use Zone Map has this area zoned as Environmental Protection. The purpose of this amendment is to re-zone an area of land required for the proposed development from **Environmental Protection (EP)** to **Mixed Development (MD)**.

DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2015

The Town of Victoria Development Regulations are amended by:

- A) **Changing** an area of land from "**Environmental Protection (EP)**" to "**Mixed Development (MD)**" as shown on the attached copy of the Town of Victoria Land Use Zone Map.



**TOWN OF VICTORIA
MUNICIPAL PLAN 2010**

LAND USE ZONING MAP

**DEVELOPMENT REGULATIONS
AMENDMENT No. 1, 2015**

Dated at Victoria

This ___ Day of _____ 2015

_____ Mayor

_____ Clerk

Seal



Area to be changed from: "Environmental Protection" to "Mixed Development"



PLAN-TECH



ENVIRONMENT

Scale: 1:5000

I certify that the attached Town of Victoria Development Regulations Amendment No. 1, 2015, has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.