# TOWN OF CHANNEL-PORTAUX BASQUES

# **DEVELOPMENT PLAN** AMENDMENT NUMBER 1, 2023

The Town of Channel-Port aux Basques Council has decided that it wishes to support the development of new housing to alleviate the housing shortage caused by the destruction of many existing houses by Hurricane Fiona in September 2022, and to promote an opportunity for property in the Commercial Land Use Zone at civic # 223, civic # 225, civic # 227-231, civic #233-237 and civic # 239-243 Grand Bay West Road to be used for Apartment Building.

The Town of Channel-Port aux Basques hereby presents the following text amendment to the Town of Channel-Port aux Basques Development Regulations in accordance with the provisions of the Urban and Rural Planning Act.

**1. Amend Section 9.16.2 (Commercial Zone – Discretionary Uses) by deleting the existing and substituting the following:**

**"9.16.2 Discretionary Uses (subject to Section 3.30)**

The following Uses may be permitted at the discretion of the Town provided that they are complementary to uses within the permitted use classes or that their development will not inhibit or prejudice the existence or the development of such uses; and subject to the requirements of these Regulations:

a. Apartment Building (at civic # 223, civic # 225, civic # 227-231, civic #233-237 and civic # 239-243 Grand Bay West Road)

b. Drive -Thru Business

c. Rental Storage Use (subject to Section 5.21)

d. Utilities - Windmills, Wind Farms, Other Energy Sources (subject to Section 5.23}

e. Wind Turbines - Small Scale (subject to Section 5.24}"

**2. Amend Section 9.16.3 (Commercial Zone – Zone Requirements/Standards) by the addition of the following:**

**"7. Apartment Building** (at civic # 223, civic # 225, civic # 227-231, civic #233-237 and civic # 239-243 Grand Bay West Road)

**Development Standard**

| | |
|---|---|
| **Lot Area (min)** | 900 square metres |
| **Lot Frontage (min)** | 18 metres |
| **Floor Area (min)** | 50 square metres per Dwelling Unit |
| **Residential Density (max)** | 200 square metres Lot Area per Dwelling minimum |
| **Lot Coverage (max)** | 33% |

# TOWN OF CHANNEL-PORTAUX BASQUES
# **MUNICIPAL PLAN** AMENDMENT NUMBER 1, 2023

The Town of Channel-Port Aux Basques Council has decided that it wishes to support the development of new housing to alleviate the housing shortage caused by the destruction of many existing houses by Hurricane Fiona in September 2022, and to promote an opportunity for property in the Commercial Land Use Designation and the Commercial Land Use Zone at civic # 223, civic # 225, civic # 227-231, civic # 233-237 and civic # 239-243 Grand Bay West Road to be used for Apartment Building.

**Revise Part IV, Section 4.7(1)** [Discretionary Uses] to read as follows:

"Discretionary Uses For lands in the Commercial Designation which are in the Commercial (COM) Zone, the following Uses shall be permitted at the discretion of the Town provided that they are complementary to uses within the Permitted Use classes or that their development will not inhibit or prejudice the existence or the development of such uses; and subject to the requirements of the Development Regulations: Drive-Thru Business; Rental Storage Use; Utilities - Windmills, Wind Farms, Other Energy Sources; Wind Turbines - Small Scale.

For lands in the Commercial Designation which are in the Commercial (COM} Zone at civic # 223, civic # 225, civic # 227-231, civic #233-237 and civic # 239-243 Grand Bay West Road, the following Uses shall be permitted at the discretion of the Town provided that they are complementary to uses within the Permitted Use classes or that their development will not inhibit or prejudice the existence or the development of such uses; and subject to the requirements of the Development Regulations: Apartment Building; Drive-Thru Business; Rental Storage Use; Utilities - Windmills, Wind Farms, Other Energy Sources; Wind Turbines - Small Scale."