

Clarenville Municipal Plan, 2022-2032:

Edits based on public feedback for 30 day review period/ Public Hearing and Commissioner's Report

A. Proposed edits:

Municipal Plan, 2023-2032

1. Municipal Plan: Section 3.0 The Land Use Plan; 3.1 General Land Use Policies

- add after existing policy **3.1.26 Upkeep of Properties**

- add new policy **3.1.27 Home Gardens** – that allows home gardens in all designations in association with a residential use

PROPOSED TEXT

3.1.27 Home Gardens

It is Council's policy to permit the gardening of fruits and vegetables, for the personal use of the homeowner/resident, in all land use designations, where a residential use is carried out on the lot.

- Change all numbering thereafter

2. Municipal Plan: 3.3 Residential Designation

Section 3.3.1 Residential Medium Density Policies

- RMD-10. Urban Agriculture - amend policy

DELETE

RMD – 10. Urban Agriculture

~~It is Council's policy to permit, as a discretionary use, small scale, backyard agriculture uses that are limited to laying hens, and quails provided that Council is satisfied that the use does not conflict with adjacent neighbouring uses. In addition to conforming to the standards as described in the Development Regulations, and the Town of Clarenville Poultry Regulations, 2022, Council may impose additional terms and conditions to ensure the use is not incompatible with the residential use and will not unreasonably affect adjacent residential areas through the production of excessive noise, odour, use of toxic substances, dust, glare, vibration, hours of operation, and related factors. Personal use home gardens involving root crops maybe permitted on any existing residential lot.~~

REPLACE WITH

RMD – 10. Urban Agriculture

It is Council's policy to permit, as a discretionary use, small scale, urban agriculture use limited to keeping poultry provided that Council is satisfied that the use does not conflict with adjacent neighbouring uses. In addition to conforming to the standards as described in the Development Regulations, and the Town of Clarenville Poultry Regulations, 2022, Council may impose additional terms and conditions to ensure the use is not incompatible with the residential use and will not unreasonably affect adjacent residential areas through the production of excessive noise, odour, use of toxic substances, dust, glare, vibration, hours of operation, and related factors. Home gardening of fruits and vegetables for the personal use of the homeowner/resident is permitted.

3. Municipal Plan: 3.4 Mixed Use

Section 3.4.1 Mixed Use Policies

- MU-9. Urban Agriculture – amend policy

DELETE

MU-9. Urban Agriculture

~~It is Council's policy to permit, as a discretionary use on a residential lot, small scale, backyard agriculture uses that are limited to laying hens, and quails provided that Council is satisfied that the use does not conflict with adjacent neighbouring uses. In addition to conforming to the standards as described in the Development Regulations, and the Town of Clarenville Poultry Regulations 2022, Council may impose additional terms and conditions to ensure the use is not incompatible with the residential use and will not unreasonably affect adjacent residential areas through the production of excessive noise, odour, use of toxic substances, dust, glare, vibration, hours of operation, and related factors. Personal use home gardens involving root crops maybe permitted on any existing residential lot.~~

REPLACE WITH

MU – 9. Urban Agriculture

It is Council's policy to permit, as a discretionary use, small scale, urban agriculture use limited to keeping poultry provided that Council is satisfied that the use does not conflict with adjacent neighbouring uses. In addition to conforming to the standards as described in the Development Regulations, and the Town of Clarenville Poultry Regulations, 2022, Council may impose additional terms and conditions to ensure the use is not incompatible with the residential use and will not unreasonably affect adjacent residential areas through the production of excessive noise, odour, use of toxic substances, dust, glare, vibration, hours of operation, and related factors. Home gardening of fruits and vegetables for the personal use of the homeowner/resident is permitted.

B. Proposed edits:

Development Regulations, 2023-2032

1. Development Regulations

Schedule A: Definitions

- modify definition of urban agriculture

DELETE

~~**URBAN AGRICULTURE** means the growing of food by cultivating plants and raising animals in the city. Urban agriculture takes many shapes and can be found in parks and public spaces, community gardens, back yards, decks, and balconies. Urban agriculture includes the growing of fruit and vegetables as well as animal husbandry limited to the keeping of laying hens and quails.~~

REPLACE WITH

URBAN AGRICULTURE means an agricultural use that is limited to keeping poultry for the personal use of the homeowner/resident, that poses no conflict with adjacent neighbouring uses, and conforms to the standards set out in the Town of Clareville Poultry Regulations, 2022; in addition to terms and conditions that may be imposed at the discretion of council.

- definition of Home Gardens is not required

2. Development Regulations, Schedule C – Use Zone Tables

Section: Standard Conditions for all Use Zone Tables

- add new **General Regulation** that applies in all land use designations.

PROPOSED TEXT:

34. Home Gardens

In any use zone where a residential use is permitted, home gardens consisting of the growing of fruits and vegetables for the personal use of the homeowner/resident shall be permitted.

- change numbering thereafter

3. Schedule C – Use Zone Tables

Section: Residential Medium Density Zone

CONDITIONS FOR RESIDENTIAL MEDIUM DENSITY ZONE

DELETE

15. Urban Agriculture

Subject to the discretion of Council, the following may be permitted:

- (1) ~~Personal use home gardens involving root crops may be permitted on any existing residential lot.~~
- (2) ~~Small scale, backyard agriculture uses other than root cropping shall be limited to laying hens and quails.~~
- (3) ~~A maximum of eight (8) laying hens or quails, provided they are housed in a coop as per the Town of Clarendville Poultry Regulations, 2022.~~
- (4) ~~A chicken coop constructed to house laying hens shall be considered as an accessory building.~~
- (5) ~~**Rooster(s) and all other livestock animals shall be prohibited on a residential lot.**~~
- (6) ~~Unless otherwise determined by Council, these uses shall be conducted only in the **rear yard** of the residential lot.~~
- (7) ~~All activities and structures related to urban agriculture shall be kept in good repair, clean, and free of debris.~~

REPLACE WITH

15. Urban Agriculture

Subject to the discretion of Council, the following may be permitted:

- (1) A small scale, urban agriculture use shall be limited to keeping poultry.
- (2) A maximum of eight (8) poultry, provided they are housed in a coop as per the Town of Clarendville Poultry Regulations, 2022.
- (3) A coop constructed to house poultry shall be considered as an accessory building.
- (4) **Rooster(s) and all other livestock animals shall be prohibited on a residential lot.**
- (5) Unless otherwise determined by Council, these uses shall be conducted only in the **rear yard** of the residential lot.
- (6) All activities and structures related to urban agriculture shall be kept in good repair, clean, and free of debris.

4. Development Regulations: Schedule C: Use Zone Tables

Section: Mixed Use Zone

CONDITIONS FOR MIXED USE ZONE

DELETE

12. Urban Agriculture

Subject to the discretion of Council, the following may be permitted:

- ~~(1) Personal use home gardens on a residential lot, involving root crops may be permitted on any existing residential lot.~~
- ~~(2) Small scale, backyard agriculture uses other than root cropping shall be limited to laying hens and quails.~~
- ~~(3) A maximum of eight (8) laying hens or quails, provided they are housed in a coop as per the **Town of Clarendville Poultry Regulations**.~~
- ~~(4) A chicken coop constructed to house laying hens shall be considered as an accessory building.~~
- ~~(5) **Rooster(s) and all other livestock animals shall be prohibited on a residential lot.**~~
- ~~(6) Unless otherwise determined by Council, these uses shall be conducted only in the **rear yard** of the residential lot.~~
- ~~(7) All activities and structures related to urban agriculture shall be kept in good repair, clean, and free of debris.~~

REPLACE WITH

12. Urban Agriculture

Subject to the discretion of Council, the following may be permitted:

- (1) A small scale, urban agriculture use shall be limited to keeping poultry.
- (2) A maximum of eight (8) poultry, provided they are housed in a coop as per the **Town of Clarendville Poultry Regulations, 2022**.
- (3) A coop constructed to house poultry shall be considered as an accessory building.
- (4) **Rooster(s) and all other livestock animals shall be prohibited on a residential lot.**
- (5) Unless otherwise determined by Council, these uses shall be conducted only in the **rear yard** of the residential lot.
- (6) All activities and structures related to urban agriculture shall be kept in good repair, clean, and free of debris.

5 . No amendments required for 3.11 Rural

- agriculture is a permitted use in this land use designation and land use zone