

**TOWN OF CLARENVILLE
MUNICIPAL PLAN 2022 - 2032**



DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2024

**Amendment to Residential Medium Density Land Use Zone
Tables, Schedule C**

JANUARY 2024

PLAN-TECH



ENVIRONMENT

URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO APPROVE
TOWN OF CLARENVILLE
DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2024

Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act, 2000*, the Town Council of Clarendville.

- a) Adopted the Clarendville Development Regulations Amendment No. 1, 2024, on the ____th day of _____, 2024.

- b) Gave notice of the adoption of the Town of Clarendville Development Regulations Amendment No. 1, 2024, by advertisement inserted on the ____day and the ____ day of _____, 2024, in *The Packet* newspaper.

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

Now under section 23 of the *Urban and Rural Planning Act, 2000*, the Town Council of Clarendville approves the Town of Clarendville Development Regulations Amendment No. 1, 2024, as adopted.

SIGNED AND SEALED this ____ day of _____ , 2024

Mayor: _____ (Council Seal)

Clerk: _____

URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO ADOPT
TOWN OF CLARENVILLE
DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2024

Under the authority of Section 16 of the *Urban and Rural Planning Act, 2000*, the Town Council of Clarendville adopts the Town of Clarendville Development Regulations Amendment No. 1, 2024.

Adopted by the Town Council of Clarendville on the ____ day of _____, 2024.

Signed and sealed this ____ day of _____, 2024.

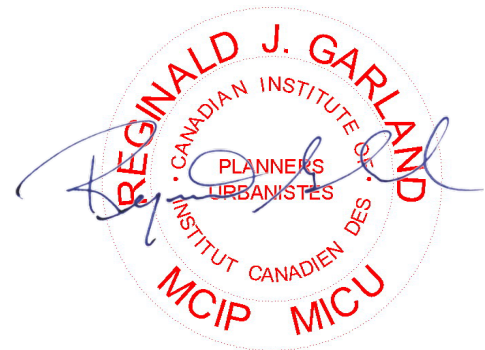
Mayor: _____ (Council Seal)

Clerk: _____

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Clarendville Development Regulations Amendment No. 1, 2024 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

Development Regulations/Amendment REGISTERED
Number _____
Date _____
Signature _____



TOWN OF CLARENVILLE

DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2024

BACKGROUND

The Town of Clarendville proposes to amend its Development Regulations. Clarendville is experiencing tremendous residential growth. With an increase of population by 6.6% during the last census period, the demand for housing is high.

New residential subdivisions are presently being developed or proposed mostly in the form of single-family dwellings. Some subdivision developments are higher in density and are in the form of duplex, row housing or townhouses. These newer developments may be in close proximity to existing single family development. In its recent Municipal Plan review, the Plan considered housing demand, topography and limited land supply and allowed for a higher densification on the land base. Residential land is at a premium. Developers are proposing double dwellings and row dwellings as well as Townhouses.

ANALYSIS

The Residential Medium Density (RMD) Land Use Zone Table, Schedule C, lists single-family dwellings, double dwellings and row housing as permitted uses in that zone. Residents living in close proximity to these new developments would only be aware of the type of subdivisions once development began.

The purpose of this Amendment is to change the Residential Medium Density (RMD) Land Use Zone Table by deleting Double Dwelling, Townhouse, and Row Dwelling as Permitted uses and listing these uses as Discretionary uses. General Development Regulation 30(4) states: *“Notice of an application to develop a discretionary use will be by advertisement in a newspaper circulating in the area, and a minimum of seven (7) days will be provided for persons to respond”*. This change will allow residents to comment on subdivision applications. Discretionary use applications must be advertised to allow for public comment prior to the application being voted on by the Council.

PUBLIC CONSULTATION

AMENDMENT No. 1, 2024

The Town of Clarendville Development Regulations is amended by:

- A) **Deleting** Double Dwelling, Townhouse, and Row Dwelling as Permitted uses in the Residential Medium Density (RMD) Land Use Zone Table and listing them as Discretionary uses.

- B) **Deleting *Subsidiary Apartment*** as a Discretionary use in the Residential Medium Density (RMD) Land Use Zone Table and adding as a Permitted use as shown below:

Residential Medium Density (RMD)

PERMITTED USE CLASSES - (see Regulation 102) Single dwelling, Double dwelling, Townhouse, Row dwelling , <i>Subsidiary apartment</i> , Modular house, Open Space Recreation and Environmental Protection.
DISCRETIONARY USE CLASSES - (see Regulations 22 and 104) <i>Double dwelling, Townhouse, Row dwelling</i> , Apartment building, Premanufactured (Mini) home, Subsidiary apartment , Convenience Store, Home Occupation, Bed and Breakfast, Childcare, Seniors Housing and Personal Care Facility, Recreation facility, Urban Agriculture, Sawmill, and Mineral Exploration.