



Town of Happy Valley-Goose Bay
Policy Statement

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Approved Date: May 27, 2014	Effective Date: May 27, 2014	Revision Date:	
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Topic: “SEASONAL RESIDENTIAL” DISCRETIONARY LAND USE

There appears to be some seasonal residential or cottage properties that might actually be used as permanent places of residence. This raises concerns over; violation of discretionary land use approvals under the Town’s Development Regulations, inadequate services, residential sprawl beyond serviced areas, lack of evaluation of an area for permanent use, and raised future expectations and costs related to Town services.

Policy Statement:

Applicants for the discretionary land use of “seasonal residential” under the Town’s Development Regulations will be asked to sign an acknowledgement as per this policy. The information as to whether or not the applicant agreed to sign will be provided to Committee and Council for their consideration.

Staff will not recommend in support of the “seasonal residential” discretionary land use without an acknowledgement of the limits of seasonal residential use by the applicant.

An applicant for the discretionary land use “seasonal residential” under the Town’s Development Regulations and the Crown Land grant is to acknowledge the following in writing;

- I acknowledge that a seasonal residence or recreational cottage is intended for seasonal or recreational use. It is not intended for use as a permanent living quarters nor year round accommodation either by the owner or others. The Town currently provides either limited or no services, and there is no expectation of improved services in future.



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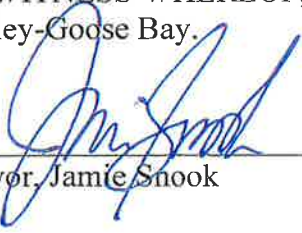
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Topic: "SEASONAL RESIDENTIAL" DISCRETIONARY LAND USE Continued

Policy Statement:

- I undertake to notify any new owner of this information should the ownership of the property or Crown Land grant change.

IN WITNESS WHEREOF, this policy is sealed under the Common Seal of the Town of Happy Valley-Goose Bay.




Mayor, Jamie Snook

Town Clerk, Hayward Broomfield

POLICY IMPLEMENTATION "Seasonal Residential" Discretionary Land Use

As an implementation to this policy the following form was attached to the discretionary land use application.



Acknowledgement - Intent of "Seasonal Residential" Discretionary Land Use
Town of Happy Valley-Goose Bay

ONLY for applications for the discretionary land use "seasonal residential"

I am applying for Council consideration of the discretionary land use "seasonal residential" under the Town's Development Regulations for the property identified in my application.

- I acknowledge that a seasonal residence or recreational cottage is intended for seasonal or recreational use. It is not to be used as a permanent living quarters nor year round accommodation either by the property owner or others. The Town currently provides either limited or no services, and there is no expectation of improved services in future.
- I undertake to notify any new owner of this information should the ownership of the property or Crown Land grant change.

Name of applicant (print name) _____

(Date) _____ (signature) _____

Name and signature of property owner if different from applicant

(print) _____ (signature) _____

BACKGROUND

Council has noted that there appears to be some seasonal residential or cottage properties that might actually be used as permanent places of residence. This raises concerns over, violation of discretionary land use approvals under the Town's Development Regulations, inadequate services, residential approval beyond serviced areas, lack of evaluation of an area for permanent use, and raised expectations and costs related to town services.

In response to these issues a policy was supported by Council at the May 27, 2014 Council meeting to ensure that applicants clearly understand the purpose and limitations of "seasonal residential".

All applicants for the discretionary land use are requested to sign this acknowledgement and submit the signed document with the application for a discretionary land use of "seasonal residential". The decision of an applicant to acknowledge the intent and limits of "seasonal residential" will be provided to Committee and Council.

Note, by Council policy, staff will not indicate support for applications for the discretionary land use of "seasonal residential" where this acknowledgement is not provided, and therefore it is not clear that the applicant recognizes the intention and limits of "seasonal residential".