



Town of Witless Bay
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TOWN OF WITLESS BAY PUBLIC NOTICE
10 Southern Shore Highway
Proposed Discretionary Use – Outdoor Market (Vending Stand)

The owner of property situated at 10 Southern Shore Highway has submitted an application to the Town to allow the subject property to be used to accommodate a vending stand from which would be sold “locally made crafts and vintage items”. The vending stand, a two-wheel trailer, would have a floor area of 23.7 square metres (256 square feet). The applicant has stated that parking for between 6 and 10 vehicles can be provided onsite.



The subject property is located opposite the intersection of Dean’s Road and the Southern Shore Highway, and is in the Rural (RUR) Landuse Zone and the Rural Landuse Designation. The vending stand falls within the classification of Outdoor Market. An Outdoor Market could be allowed as a Discretionary Use in the Rural Zone, provided the use is considered by Council to be complementary to Permitted Uses in the Rural Zone or that its “development will not inhibit or prejudice the existence or the development of such (permitted) uses.”

Regulation 32 of the Witless Bay Development Regulations provides that when the development proposed is listed as a discretionary use in Schedule C of the Regulations, The Town shall, at the expense of the applicant, give notice of an application for a permit or for approval in principle, by public advertisement in a newspaper circulating in the area or by any other means deemed necessary.

The Town is considering this application under its discretionary authority, and prior to making a decision, is seeking feedback from the community about the application. Anyone wishing to make a representation in this regard should do so in writing and it should be received at the Town Hall before 10:00 a.m. Friday, November 26, 2021. Submissions can be sent via e-mail to office@townofwitlessbay.ca, deposited at the counter at the public entrance to the Town Hall, faxed to 709.334.2377, or mailed to **Town of Witless Bay, 219 Southern Shore Hwy, Box 130, Witless Bay, NL, A0A 4K0**. Written submissions received will become a matter of public record. Any identifying information beyond your name (civic address, email and/or other contact information) will be redacted (removed) prior to the information being released publicly.



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TOWN OF WITLESS BAY PUBLIC NOTICE
"46-64 Dunn's Lane (Lot 'C')" – Single Dwelling
Minor Variance – Reduction of Minimum Required Lot Area

The Town has received an application to reduce the lot area of land at "46-64 Dunn's Lane (Lot 'C')" to accommodate the construction of a single dwelling. The subject property is located in the Residential (Res) Landuse Zone which requires a lot to be developed for a single dwelling to have a minimum lot area of 1860 square metres. The applicant has requested a minor variance to reduce the minimum lot area from 1860 square metres to 1760.9 square metres – a reduction of approximately 5.4%.

Regulation 11 of the Witless Bay Development Regulations provides that where an approval or permit cannot be given by the Town because a proposed development does not comply with development standards set out in development regulations, Council may, in its discretion, vary the applicable development standards to a maximum of 10% if, in the authority's opinion, compliance with the development standards would prejudice the proper development of the land, building or structure in question or would be contrary to public interest.

The Town is considering this application under its discretionary authority, and prior to making a decision, is seeking feedback from the community about the application. Anyone wishing to make a representation in this regard should do so in writing and it should be received at the Town Hall before 10:00 a.m. Friday, November 26, 2021. Submissions can be sent via e-mail to office@townofwitlessbay.ca, deposited at the counter at the public entrance to the Town Hall, faxed to 709.334,2377, or mailed to **Town of Witless Bay, 219 Southern Shore Hwy, Box 130, Witless Bay, NL, A0A 4K0**. Written submissions received will become a matter of public record. Any identifying information beyond your name (civic address, email and/or other contact information) will be redacted (removed) prior to the information being released publicly.