

**TOWN OF PILLEY'S ISLAND  
MUNICIPAL PLAN 1993 - 2003**

**MUNICIPAL PLAN AMENDMENT No. 1, 2009**

**“Residential” to “Mixed Development”  
“Recreation” to “Mixed Development”,  
“Recreation” to “Rural & Resource”,  
“Commercial” to “Mixed Development”  
“Rural & Resource” to “Mixed Development”, and  
Deletion of Municipal Plan Commercial Policy**

**MAY 2009**

PLAN-TECH



ENVIRONMENT

**URBAN AND RURAL PLANNING ACT  
RESOLUTION TO APPROVE  
TOWN OF PILLEY'S ISLAND  
MUNICIPAL PLAN AMENDMENT No. 1, 2009**

Under the authority of section 16, section 11 and section 18 of the *Urban and Rural Planning Act 2000*, the Town Council of Pilley's Island.

- a) Adopted the Pilley's Island Municipal Plan Amendment No. 1, 2009 on the 11<sup>th</sup> day of June, 2009.
- b) Gave notice of the adoption of the Town of Pilley's Island Municipal Plan Amendment No. 1, 2009 by advertisement inserted on the 9<sup>th</sup> day and the 16<sup>th</sup> day of July, 2009 in *The <sup>Nor' Wester</sup> ~~Telegram~~* newspaper.
- c) Set the 29<sup>th</sup> day of July at 7:30 p.m. at the Town Hall, Pilley's Island 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 Pilley's Island approves the Town of Pilley's Island Municipal Plan Amendment No. 1, 2009 as adopted (or as amended).

SIGNED AND SEALED this 1<sup>st</sup> day of September, 2009

Mayor:

[Signature]

(Council Seal)

Clerk:

Paulette Callahan

Municipal Plan/Amendment
<b>REGISTERED</b>
Number <u>3785-2009-001</u>
Date <u>Oct. 19, 2009</u>
Signature <u>[Signature]</u>

**URBAN AND RURAL PLANNING ACT  
RESOLUTION TO ADOPT  
TOWN OF PILLEY'S ISLAND  
MUNICIPAL PLAN AMENDMENT No. 1, 2009**

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Pilley's Island adopts the Town of Pilley's Island Municipal Plan Amendment No. 1, 2009.

Adopted by the Town Council of Pilley's Island on the 11<sup>th</sup> day of June, 2009.

Signed and sealed this 1<sup>st</sup> day of September, 2009.

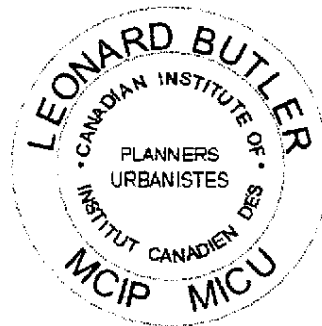
Mayor: [Signature] (Council Seal)

Clerk: [Signature]

**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached Town of Pilley's Island Municipal Plan Amendment No. 1, 2009 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

MCIP: [Signature]



**TOWN OF PILLEY'S ISLAND**  
**MUNICIPAL PLAN AMENDMENT No. 1, 2009**

**BACKGROUND**

The Town of Pilley's Island proposes to amend its Municipal Plan. The proposed Municipal Plan Amendment consists of six parts.

**Part A**

The Town has received proposals for development such as mobile homes and mini homes and minor uses that presently do not fit the Residential Land Use Designation. The Town has considered several options such as amending the Residential policies to allow this type of development or to re-designate the area to another land use. Part A of this amendment proposes to re-designate an area of land from Residential to Mixed Development.

**Part B**

The present Municipal Plan has designated a number of areas in Town as Recreation. Recently, there has been little demand for new recreational areas outside of those that are presently developed. Part B of this amendment proposes to re-designate two (2) small areas of land from Recreation to Mixed Development.

**Part C**

The 1993 Municipal Plan designated a large area of land along the west side of the highway to the Long Island Ferry as Recreation to be used as a swimming/picnicking/hiking area. Further, this designation also restricts resource use such as domestic wood harvesting. The Town feels that the area presently designated as Recreation is too large and Part C of this proposed amendment proposed to reduce the size of this Recreation area and re-designate land from Recreation to Rural and Resource.

#### **Part D**

The 1993 Municipal Plan designated a small site on the road to the Long Island ferry dock to accommodate future commercial uses. The present road passes through this small commercial site which makes the site useless due to lack of depth for a commercial development. It is the intention of Council to redesignate this land from Commercial to Mixed Development thereby making the surrounding available for this type of land use designation.

#### **Part E**

In conjunction with Part D above, the 1993 Municipal Plan designated land north of the Commercial Land Use Designation as Rural and Resource. By deleting the Commercial Land Use Designation, it is the intention of Council to re-designate land just north of the Commercial area from Rural and Resource to Mixed Development. This would allow more small scale and greater range of options for mixed development uses.

#### **PART F**

Commercial policies as identified in section 3.2.7 of the 1993 Municipal Plan shall also be deleted.

#### **PUBLIC CONSULTATION**

During the preparation of this amendment Council undertook the following initiative so that individuals and groups could provide input on the proposed amendment. The Town Council of Pilley's Island published a notice in the May 14, 2009 edition of *The Nor'Wester* newspaper advertising the proposed amendment seeking comments or representations from the public. Residents were invited to view the documents and to provide any comments or concerns in writing to Council. The Town received no written or verbal submissions or objections.

## AMENDMENT No. 1, 2009

The Town of Pilley's Island Municipal Plan is amended by:

- A) **Changing** an area of land from "**Residential**" to "**Mixed Development**";
- B) **Changing** an area of land from "**Recreation**" to "**Mixed Development**";
- C) **Changing** an area of land from "**Recreation**" to "**Rural and Resource**"
- D) **Changing** an area of land from "**Commercial**" to "**Mixed Development**";
- E) **Changing** an area of land from "**Rural and Resource**" to "**Mixed Development**" as shown on the attached copy of the Town of Pilley's Island Municipal Plan Future Land Use Map; and
- F) **Deleting**, by ~~strikeout~~, Commercial Land Use policies as identified in section 3.2.7 of the Pilley's Island Municipal Plan as shown below:

### ~~3.2.7 Commercial~~

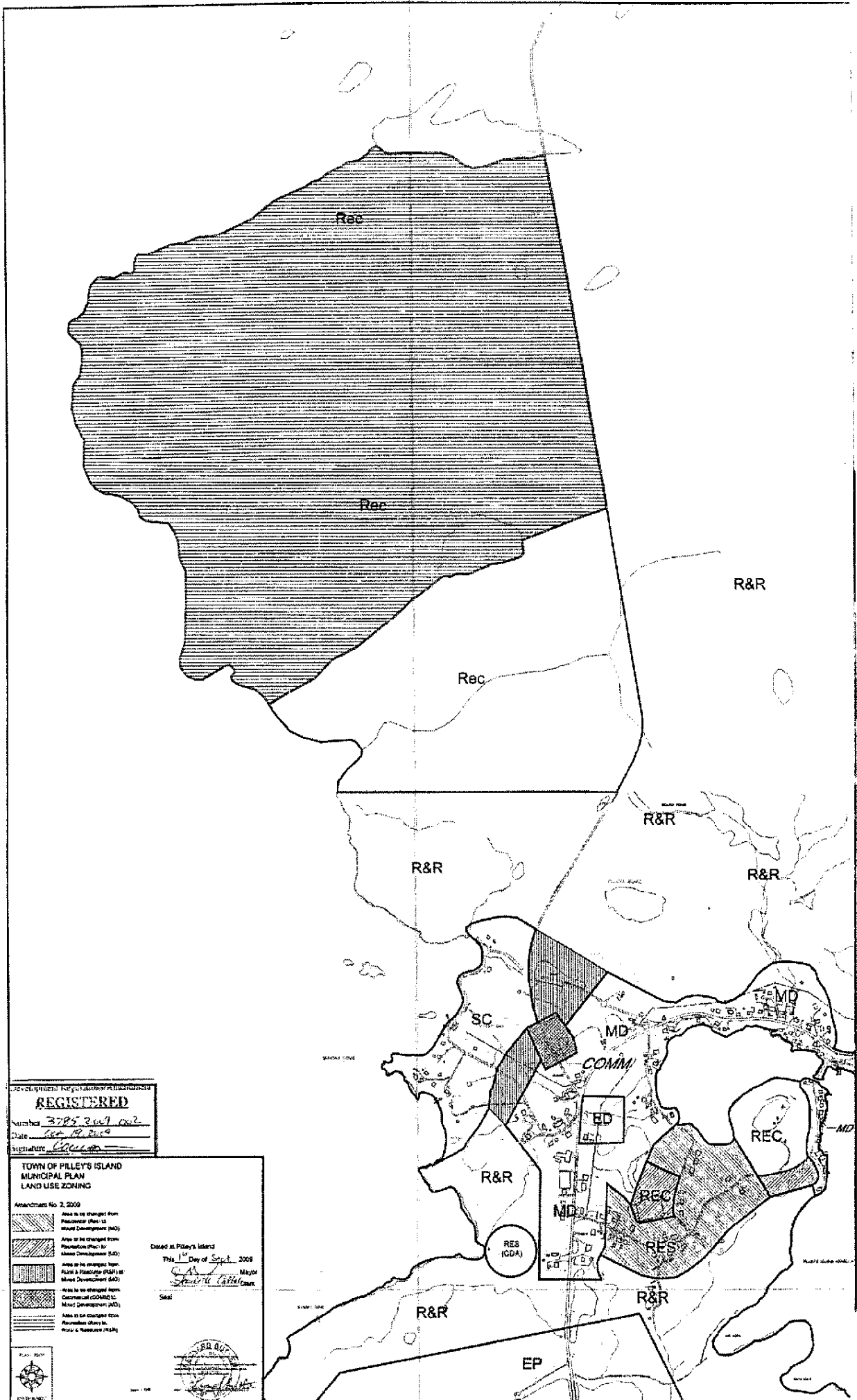
~~A site on the road to the ferry dock has been selected to accommodate future commercial uses. Although certain types of commercial developments can locate in the Mixed Development areas of the Community, Council's policy is to have a commercial area set aside that would be free from non-commercial developments. The site can also be economically developed since it is adjacent to the Community water and sewer system.~~

#### ~~Objectives~~

- ~~To provide suitable land to accommodate the establishment of new commercial development.~~
- ~~To protect new commercial development from non-compatible uses.~~
- ~~To attract new commercial development to the Community.~~

#### ~~Policy~~

- ~~This policy is applied to the Commercial designation shown on Future Land Use Map II.~~
- ~~All development shall front on a public road and have sufficient lot frontage through which access to the public road is obtained.~~
- ~~All development must be connected to the Community water and sewer system.~~
- ~~Adequate off street parking shall be provided in order to prevent parking and traffic problems from occurring.~~
- ~~Any extension to the municipal water and sewer must be the responsibility of the developer.~~
- ~~Permitted uses shall be those of a commercial, light industrial and highway service nature.~~



Development Regulations Administration  
**REGISTERED**  
 Number 3785 2nd case  
 Date Sept 19, 2009  
 Signature [Signature]

**TOWN OF PILLEY'S ISLAND  
 MUNICIPAL PLAN  
 LAND USE ZONING**

- Amendment No. 2, 2009
- Area to be changed from Recreational (Rec-1) to Medium Density Residential (MD)
  - Area to be changed from Recreation (Rec-1) to Medium Density Residential (MD)
  - Area to be changed from Medium Density Residential (MD) to Medium Density Residential (MD)
  - Area to be changed from Medium Density Residential (MD) to Medium Density Residential (MD)
  - Area to be changed from Commercial (COMM) to Medium Density Residential (MD)
  - Area to be changed from Medium Density Residential (MD) to Medium Density Residential (MD)
  - Area to be changed from Medium Density Residential (MD) to Medium Density Residential (MD)

Dated at Pilley's Island  
 This 1<sup>st</sup> Day of Sept, 2009  
[Signature] Mayor  
[Signature] Town Clerk



