



TOWN OF MARYSTOWN

DEVELOPMENT REGULATIONS, 2017-2027

AMENDMENT No. 3, 2025

(Creston Boulevard - Land Use Zoning Map)

AUGUST 2025

URBAN AND RURAL PLANNING ACT, 2000

TOWN OF MARYSTOWN DEVELOPMENT REGULATIONS, 2017-2027

RESOLUTION TO ADOPT

DEVELOPMENT REGULATIONS AMENDMENT No. 3, 2025

Under the authority of Section 16 of the Urban and Rural Planning Act, 2000, the Town Council of Marystown adopts the amendment to the Town of Marystown Development Regulations.

Adopted by the Town Council of Marystown on May 19, 2026.

Signed and sealed this July 29, 2026.

Mayor:

Tom Brack

Town Clerk

Petina Power



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Amendment No. 3, 2025 to the Town of Marystown Development Regulations has been prepared in accordance with the requirements of the Urban and Rural Planning Act, 2000.

Anna Myers

MCIP: Anna Myers

Member, Canadian Institute of Planners (MCIP)



URBAN AND RURAL PLANNING ACT, 2000

TOWN OF MARYSTOWN DEVELOPMENT REGULATIONS, 2017-2027

RESOLUTION TO APPROVE

DEVELOPMENT REGULATIONS AMENDMENT No. 3, 2025

Under the authority of section 16, section 17, and section 18 of the Urban and Rural Planning Act 2000, the Town Council of Marystown:

- a) adopted the Amendment No. 3, 2025 to the Town of Marystown Development Regulations on May 19, 2026.
- b) gave notice of the adoption of the Amendment No. 3, 2025 by posting the notice on the Town of Marystown Facebook and Town website. This notice was posted at the Town Hall and posted at the Public Post Office in Marystown and Public Post Office Greenwood Street on June 3 and 4, 2026 with the full amendment available for viewing at Town Hall during regular working hours.
- c) set June 18, 2026 at 7 p.m. at the Town Hall, for the holding of a public hearing to consider objections and submissions.

Now under the authority of Section 23 of the Urban and Rural Planning Act 2000, the Town Council of Marystown approves the Amendment No. 3, 2025 to the Town of Development Regulations as adopted.

SIGNED AND SEALED

Mayor: Gregory Broyles

Town Clerk: Patricia Tower



(Town Seal)

Development Regulations/Amendment	
REGISTERED	
Number	<u>3155 - 0044 - 2026</u>
Date	<u>August 24, 2026</u>
Signature	<u>San Park</u>

TOWN OF MARYSTOWN
DEVELOPMENT REGULATIONS AMENDMENT No. 3, 2025

BACKGROUND

The Town Council of Marystown has received a request to amend its Development Regulations. The proposed amendment seeks to make changes to the 2017-2027 Development Regulations' Future Land Use Map from "Conservation" to "Residential Traditional Community" at 322-336 Creston Boulevard.

In general terms, this request to rezone about 5,800 m² (1.4 acres) of land will enable the development of residential dwellings with access off Creston Boulevard. Full municipal servicing is available for the site.

During the Municipal Plan and Development Regulations review of 2016-2017, the conservation zone was grandfathered for the site as no development interest was indicated at that time. The site was partially covered by vegetated wetland which was being naturally reclaimed by trees and shrubs taking over the grassed areas. A drainage ditch bisects the site. There is no natural stream feeding into the drainage ditch. There is no waterbody upstream of the drainage ditch on the opposite side of the Creston Boulevard (to the southeast).

At the time of this request (about 8 years after the Plan Review), the site has been built up along Creston Boulevard with fill from the excavation of other development sites in the community. The drainage ditch has been left intact and there is a buffer of about 5 metres on either side of the ditch. There was no

permit issued by the Town or provincial government for this fill to be deposited in this area.

The current landowner wishes to develop the site for residential use. As the fill has already been deposited and the site there is sufficient developable land, the Town wishes to accommodate the request. As there is currently no wetland on this site, the Town feels that a Section 48 permit from the Water Resources Management Division would not be required. The Town of Marystown intends to protect this drainage ditch for storm water under the Municipal Plan policies and Development Regulation requirements regarding storm water measures. The area of land proposed for rezoning is more than 15 metres away from the shoreline of Creston Arm; therefore a Section 48 permit from the Water Resources Management Division is not required.

PUBLIC CONSULTATION

During the preparation of this proposed amendment, Council undertook the following initiatives so that individuals could provide input. The notice was posted at the following locations on August 8, 2025: Public postings of the Creston Blvd. Resining Notice locales at the Main Marystown Post Office , Greenwood Street Convenience Store / Postal Outlet and at the Marystown Town Hall. The notice was sent to residents on the Town Constant Contact email system. The notice was published on the Town Facebook page. X (Twitter) and the Town website page.

The Town did not receive any submissions.

DEVELOPMENT REGULATIONS AMENDMENT No. 3, 2025

1. The Development Regulations' Land Use Zoning Map proposed for amendment is as shown on the attached Development Regulations Amendment No. 3, 2025, Land Use Zoning Map.



Development Regulations/Amendment

REGISTERED^{RES}

Number 3155 - 0044 - 2026

Date August 24, 2026

Signature [Signature]

Town of Marystown Development Regulations Amendment

From Conservation (CON) to Residential
Traditional Community (RES)

Land Use Zone

- Commercial (COM)
- Conservation (CON)
- Residential Traditional Community (RES)
- Resource (R)



Dated at Marystown

This 20th day of July,
2026.

[Signature]
Mayor

[Signature]
Town Manager/Clerk

I CERTIFY THAT THIS DEVELOPMENT
REGULATIONS AMENDMENT HAS BEEN
PREPARED IN ACCORDANCE WITH THE
REQUIREMENTS OF THE URBAN AND RURAL
PLANNING ACT, 2000.

