

**TOWN OF IRISHTOWN-SUMMERSIDE  
MUNICIPAL PLAN AMENDMENT No. 1, 2021**

**Redesignates Land at 62 Main Street  
From Residential  
To Mixed Development**

**Prepared for the Town of Irishtown-Summerside  
by  
Baird Planning Associates**

  
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**John Baird, MCIP**

**URBAN AND RURAL PLANNING ACT 2000  
RESOLUTION TO APPROVE  
TOWN OF IRISHTOWN-SUMMERSIDE  
MUNICIPAL PLAN AMENDMENT No. 1, 2021**

Under the authority of section 16, section 17, and section 18 of the *Urban and Rural Planning Act 2000*, the Town Council of Irishtown-Summerside

- a) Adopted the Irishtown-Summerside Municipal Plan Amendment No. 1, 2021 on the 2<sup>nd</sup> day of March 2022.
- b) Gave notice of the adoption of Irishtown-Summerside Municipal Plan Amendment No. 1, 2021 by advertisement posted on the 10<sup>th</sup> day of March 2022 as follows:
  - (i) At entrance to the Town Office
  - (ii) On Council's Facebook page
  - (iii) On notice boards at the Irishtown and Summerside postal stations, Brent's Convenience and First Stop Convenience
- c) Set the 11<sup>th</sup> day of April at 3:00 p.m. for receipt of written objections and other representations for consideration by the Public Hearing Commissioner.

Under the authority of Section 23 of the *Urban and Rural Planning Act 2000*, the Town Council of Irishtown-Summerside approves the Irishtown-Summerside Municipal Plan as amended.

SIGNED AND SEALED this 25<sup>th</sup> day of April 2022

Mayor: Barry Wheeler  
Barry Wheeler

Clerk: Amanda Bennett  
Amanda Bennett

(Council Seal)

Municipal Plan / Amendment	
<b>REGISTERED</b>	
Number	<u>2425-2022-001</u>
Date	<u>21 JULY 2022</u>
Signature	<u>[Signature]</u>


**URBAN AND RURAL PLANNING ACT 2000  
RESOLUTION TO ADOPT  
TOWN OF IRISHTOWN-SUMMERSIDE  
MUNICIPAL PLAN AMENDMENT No. 1, 2021**

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Irishtown-Summerside adopts the Irishtown-Summerside Municipal Plan Amendment No. 1, 2021.

Adopted by the Town Council of Irishtown-Summerside on the 2<sup>nd</sup> day of March 2022.

Signed and sealed this 25<sup>th</sup> day of April 2022

Mayor:   
Barry Wheeler

Clerk:   
Amanda Bennett

(Council Seal)

**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached MUNICIPAL PLAN Amendment No. 1, 2021 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

MCIP:   
John Baird





**TOWN OF IRISHTOWN-SUMMERSIDE**  
**MUNICIPAL PLAN AMENDMENT No. 1, 2021**

**BACKGROUND**

The Town of Irishtown-Summerside has received an application to develop a Place of Worship at 62 Main Street. This property has an area of 0.37 hectares and is located on the north side of Main Street slightly east of the Celtic Street intersection.

The land in question is located in the Residential designation of the Municipal Plan and the Residential Low Density zone of the Development Regulations. Section 5.3.1 of the Municipal Plan states that land is designated Residential to preserve the amenity of existing residential areas and accommodate new housing needs. The Permitted and Discretionary Land Use Classes listed in Section 5.3.3 - Residential Low Density, does not include Places of Worship. Therefore, amendments to both the Municipal Plan and Development Regulations are required for Council to approve the development application.

As Section 5.2.4 of the Municipal Plan includes Place of Worship as a Discretionary Use in the Mixed Development zone, Council proposes to amend the Municipal Plan to change the Future Land Use designation of the property from **RESIDENTIAL** to **MIXED DEVELOPMENT** and to amend the Development Regulations to rezone the property from **RESIDENTIAL LOW DENSITY** to **MIXED DEVELOPMENT**.

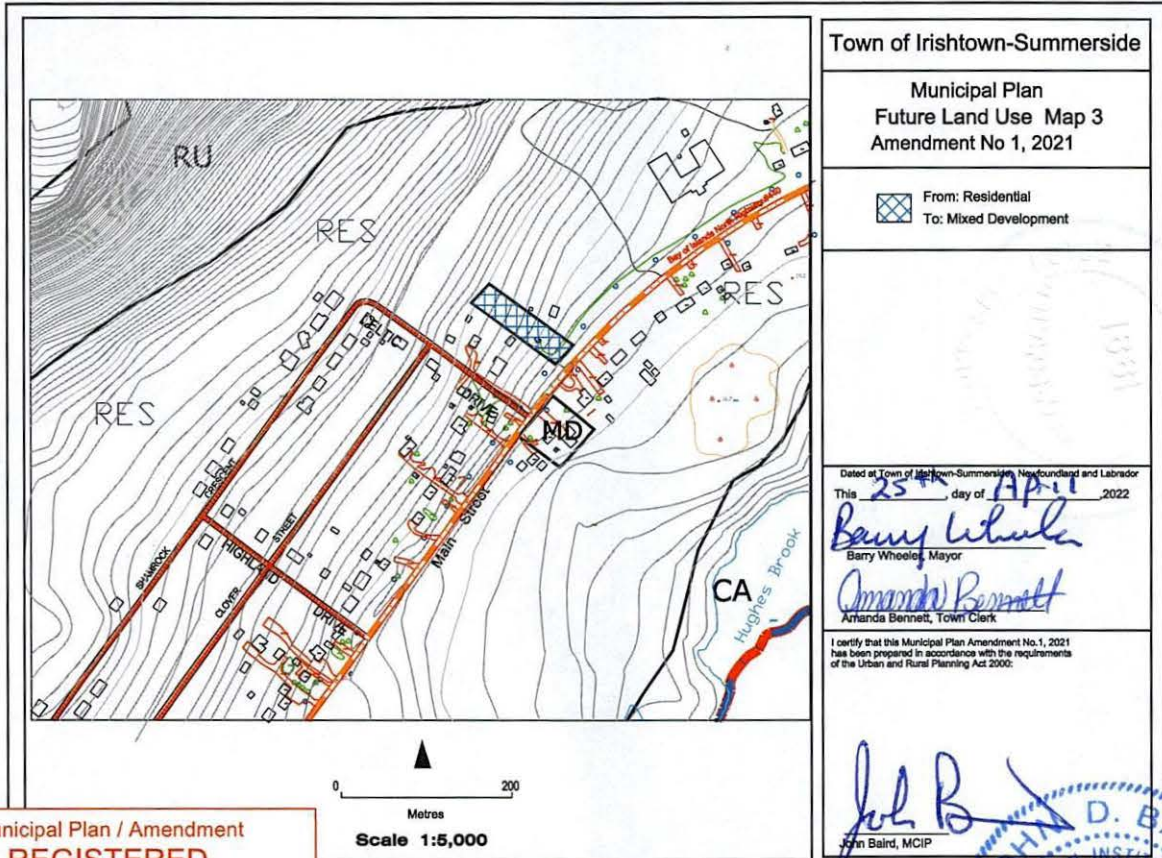
**PUBLIC CONSULTATION**

Public notice of the proposed amendment was posted on November 23 on Council's Facebook page, on the Town Hall main entrance and bulletin board, and at the Canada Post postal stations in Irishtown and Summerside.

The notice provided a period up to December 6, 2021, for written objections or other representations. No submissions were received.

**MUNICIPAL PLAN AMENDMENT No. 1, 2021**

The Irishtown-Summerside Future Land Use Map is amended as shown on the following page.



Town of Irishtown-Summerside

Municipal Plan  
Future Land Use Map 3  
Amendment No 1, 2021

From: Residential  
To: Mixed Development

Dated at Town of Irishtown-Summerside, Newfoundland and Labrador  
This 25<sup>th</sup> day of April, 2022

*Barry Wheeler*  
Barry Wheeler, Mayor

*Amanda Bennett*  
Amanda Bennett, Town Clerk

I certify that this Municipal Plan Amendment No.1, 2021  
has been prepared in accordance with the requirements  
of the Urban and Rural Planning Act 2000.

*John Baird*  
John Baird, MCIP



Municipal Plan / Amendment  
**REGISTERED**  
Number 2425-2022-001  
Date 21 JULY 2022  
Signature *[Signature]*