

**TOWN OF ISLE AUX MORTS
MUNICIPAL PLAN**

DEVELOPMENT REGULATIONS AMENDMENT No. 5, 2019

**Rezoning of Property at Civic #26 Route 470
to the
Mixed Development (MD) Zone**

Prepared by Paul Boundridge, MCIP

October 2019

**URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO APPROVE
ISLE AUX MORTS DEVELOPMENT REGULATIONS AMENDMENT No. 5, 2019**

Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act 2000*, the Town Council of Isle aux Morts:

- a) adopted the Isle aux Morts Development Regulations Amendment No. 5, 2019 on the 8th day of April 2019.
- b) gave notice of the adoption of the I Isle aux Morts Development Regulations Amendment No. 5, 2019 by advertisement inserted on the 7th day of August 2019 and the 14th day of August 2019 in *The Gulf News* newspaper.
- c) set the 22nd day of August at 7:00 P.M. at the Isle aux Morts 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 Isle aux Morts Town Council approves the and the Isle aux Morts Development Regulations Amendment No. 5, 2019 as adopted on April 8, 2019.

SIGNED AND SEALED this 10 day of October, 2019

Mayor: 
Nelson Lillington

Clerk: 
Lydia Francis

(Council Seal)



Development Regulations/Amendment	
REGISTERED	
Number	<u>2450-2019-002</u>
Date	<u>October 25, 2019</u>
Signature	<u>Mark Alley</u>

Provincial Registration

**RESOLUTION TO ADOPT
TOWN OF ISLE AUX MORTS
DEVELOPMENT REGULATIONS AMENDMENT NUMBER 5, 2019**

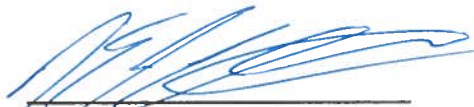
WHEREAS the Town of Isle aux Morts wishes to accommodate continued residential development at Civic Number 26 Route 470.

BE IT THEREFORE RESOLVED that the Town of Isle aux Morts hereby adopts the following map amendment to the Town of Isle aux Morts Development Regulations in accordance with the provisions of the Urban and Rural Planning Act.

Rezone land at Civic Number 26 Route 470 from the Industrial (I) Land Use Zone and the Commercial-Industrial (C-I) Land Use Zone to the Mixed Development (MD) Land Use Zone as shown on Land Use Zoning Map 2 attached.

BE IT FURTHER RESOLVED that the Town of Isle aux Morts requests the Minister of Municipal Affairs and Environment to register the proposed amendment in accordance with the requirements of the Urban and Rural Planning Act, 2000.

IN WITNESS THEREOF the Seal of the Town of Isle aux Morts has been hereunto affixed and this Resolution has been signed by the Mayor and the Town Clerk on behalf of Council this **8th** day of **April, 2019**.

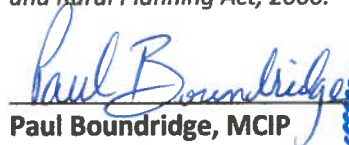


Mayor, Nelson Lillington



Town Clerk, Lydia Francis

MCIP I hereby certify that this Amendment has been prepared in accordance with the Urban and Rural Planning Act, 2000.



Paul Bounbridge, MCIP



8 April 2019
Council Adoption

Provincial Registration

DEVELOPMENT REGULATIONS AMENDMENT NO. 5, 2019

BACKGROUND

The Town of Isle aux Morts Municipal Plan 1989-1999 came into effect on March 20, 1990 and has been amended three times. The Municipal Plan has not been reviewed and revised – the Town intends to do this in 2020. The Town now wishes to amend the current Plan and Development Regulations and this report has been prepared to explain the proposed change.

The Town of Isles aux Morts received an application from the owner of Civic #26 Route 470 to rezone part of the subject property from the Industrial (I) Zone and the Commercial-Industrial (C-I) Zone to the Mixed Development (MD) Zone. The rezoning triggered a municipal plan amendment involving re-designating the bulk of the subject property from the Industrial (I) Designation and Commercial-Industrial (CI) Designation to the Mixed Development (MD) Designation. The purpose of the requested rezoning is to make the residential property in conformity with the Town of Isle aux Morts Development Regulations 1989 and the requirements of the MD Zone. This will enable the sale of the subject property to an interested buyer.

A Planning Report to the Town of Isle aux Morts Municipal Council dated November 29, 2018 was prepared; it discussed the rezoning application and the amendments to the Municipal Plan and Development Regulations it would involve. The Report noted that the proposed rezoning would not conflict with the goals and policies of the current, outdated municipal plan and would not compromise the ability of the community to accommodate future industrial development opportunities. The rezoning would also resolve a serious problem for the owner of civic #26 Route 470. The Report was discussed at the Regular Meeting of Council of January 14, 2019, at which time Council decided to adopt-in-principle the proposed amendments.

A Release from the Department of Municipal Affairs and Environment was issued on March 27, 2019. The Town of Isle aux Morts Municipal Council decided at the Regular Meeting of Council of April 8, 2019 to adopt the proposed Isle aux Morts Municipal Plan Amendment No. 4, 2019 and the proposed Isle aux Morts Development Regulations Amendment No. 5, 2019. At the Regular Meeting of Council of July 8, 2019 Council decided to appoint Ms. Susan Harvey as Commissioner for a Public Hearing scheduled for 7:00 P.M. on Thursday, August 22, 2019 at the Isle aux Morts Town Hall.

PUBLIC CONSULTATION

During the preparation of the amendment, Council undertook the following initiatives so that individuals and groups could provide input to the proposed Development Regulations Amendment No. 5, 2019. The Town Council of Isle aux Morts published a notice in *The Gulf News* newspaper on December 31, 2018, advertising the rezoning proposal and seeking comments or representations from the public. The Town Council also placed a notice of the proposed amendment on display at the Town Office from December 31, 2018 to January 14, 2019 for residents to view and to provide any comments or concerns in writing to the Council concerning the proposed amendment; notices were also placed on the Town's website and at the Town's Municipal Water Building. No verbal or written comments were received during the time period.

AMENDMENT

The Town of Isle aux Morts Development Regulations shall be amended as follows:

Rezone land at Civic Number 26 Route 470 from the Industrial (I) Land Use Zone and the Commercial-Industrial (C-I) Land Use Zone to the Mixed Development (MD) Land Use Zone as shown on Land Use Zoning Map 2 attached.

Town of Isle aux Morts
Land Use Zoning Map 2
 Subdivision and Advertisement Regulations
 Amendment No. 5, 2019

From: Industrial (I)
 To: Mixed Development (MD)

From: Commercial - Industrial (C-I)
 To: Mixed Development (MD)

This 8TH day of APRIL, 2019

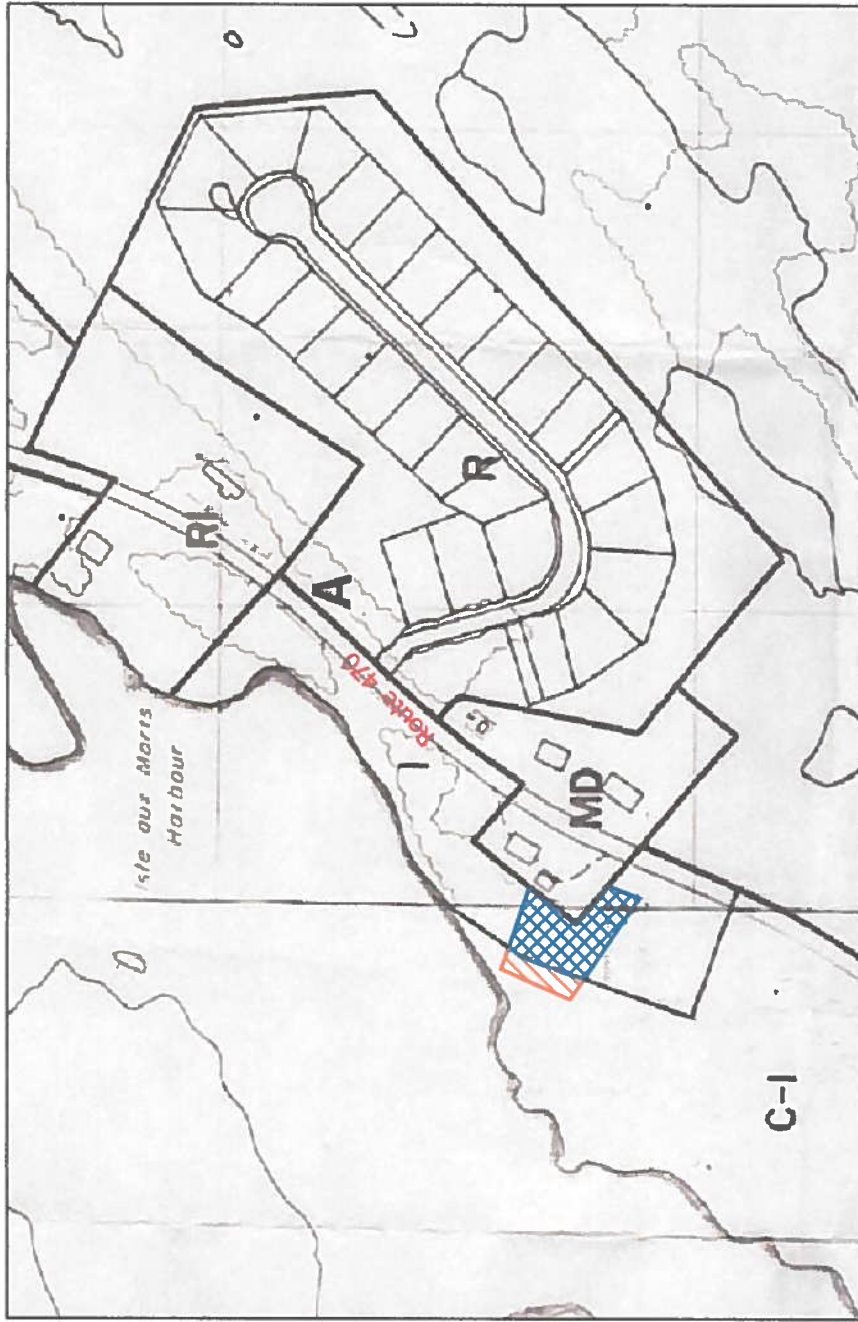
Nelson Lillington
 Nelson Lillington, Mayor

Lydie Francis
 Lydie Francis, Town Clerk

I certify that this Amendment No. 5, 2019
 has been prepared in accordance with the requirements of the
 Urban and Rural Planning Act, 2001



Paul Boudreige
 Paul Boudreige, MCIP



Development Regulations/Amendment
REGISTERED
 Number 2019-2019-002
 Date October 29, 2019
 Signature Mary O'Leary