

**TOWN OF HUGHES BROOK
LAND USE ZONING, SUBDIVISION AND
ADVERTISEMENT REGULATIONS**

DEVELOPMENT REGULATIONS AMENDMENT No. 2, 2018

URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF HUGHES BROOK
DEVELOPMENT REGULATIONS AMENDMENT No. 2, 2018

Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act 2000*, the Town Council of Hughes Brook

- a) Adopted the Hughes Brook Development Regulations Amendment No. 2, 2018 on the 29th day of April 2020.
- b) Gave notice of the adoption of the Hughes Brook Municipal Plan Amendment No. 2, 2018 by advertisement posted on the Town's Facebook page on May 1st, 2020, on the Town Office door and Canada Post bulletin board on May 5th, again on the Town's Facebook page on May 6th, and as a flyer to all mailboxes on May 20th.
- c) Set the 5th day of June 2020 at 3:00 p.m. for receipt of 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 Hughes Brook approves the Hughes Brook Development Regulations as amended.

SIGNED AND SEALED this 23rd day of June 2020

Mayor: Freeman Parsons
Freeman Parsons

Clerk: Amanda Bennett
Amanda Bennett



(Council Seal)

Development Regulations/Amendment	
REGISTERED	
Number	<u>2373 - 2020 - 003</u>
Date	<u>JUN 6 2020</u>
Signature	<u>[Handwritten Signature]</u>

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF HUGHES BROOK
DEVELOPMENT REGULATIONS AMENDMENT No. 2, 2018**

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Hughes Brook adopts the Hughes Brook Development Regulations Amendment No. 2, 2018.

Adopted by the Town Council of Hughes Brook on the 29th day of April 2020.

Signed and sealed this 23rd day of June, 2020

Mayor: Freeman Parsons
Freeman Parsons

Clerk: Amanda Bennett
Amanda Bennett



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Development Regulations Amendment No. 2, 2018 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

MCIP: John Baird
John Baird



TOWN OF HUGHES BROOK
DEVELOPMENT REGULATIONS AMENDMENT No. 2, 2018

BACKGROUND

The Town of Hughes Brook proposes to adopt the following amendment to its Development Regulations. The purpose of the amendment is to implement the Hughes Brook Municipal Plan Amendment No. 2, 2018, which is being adopted to permit unserviced residential lots on a former farm site in the north of the town.

Council has also received a proposal for a road connection across the brook lying to the north of the former farm site.

In order to accommodate these changes, Council proposes to amend the Development Regulations as follows:

- (1) Change the Land Use Zone of the former farm site from “Rural” to “Residential.”
- (2) Change the Land Use Zone along a 15-metre strip along the brook that abuts the former farm site from “Rural” to “Conservation.”
- (3) Add “transportation” as a discretionary use in the Conservation zone.

PUBLIC CONSULTATION

Please refer to the Public Consultation section in corresponding Municipal Plan Amendment No. 2.

AMENDMENT No. 2, 2018

Amend the Hughes Brook Land Use Zoning Map 2 (Schedule “E”) as shown on the attached map below.

1. On Land Use Zoning Map 2, Schedule E

As shown on the following two pages,

REZONE the former Ellsworth farm site from “*Rural*” to “*Residential*.”

REZONE a 15-metre buffer strip along the south side of the brook abutting the former Ellsworth farm site from “*Rural*” to “*Conservation*.”

2. In the Conservation Use Zone Table

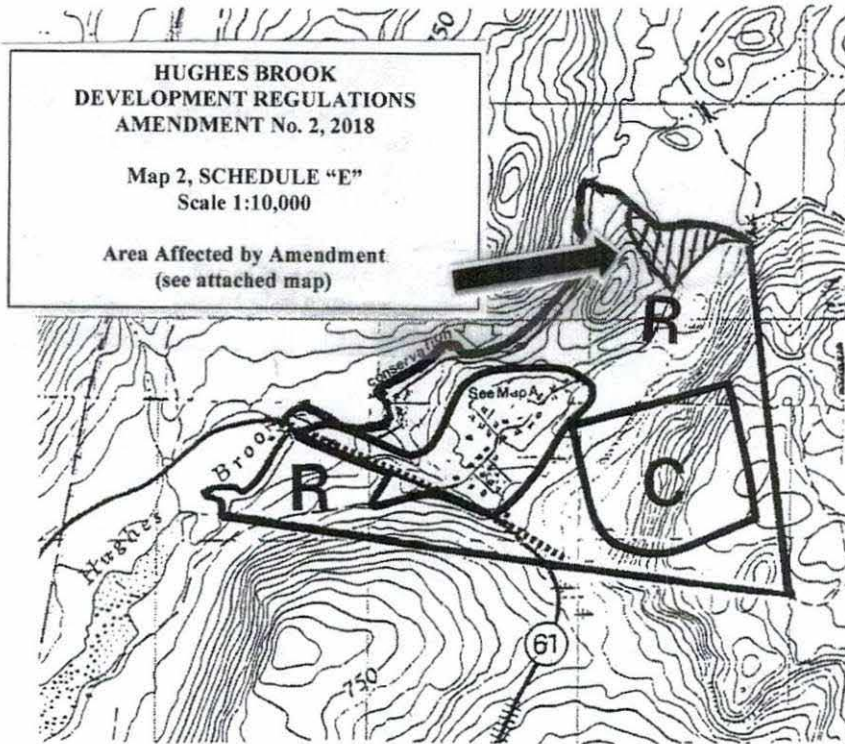
ADD “*transportation*” to the Discretionary Use Classes.

Map 2

Community of Hughes Brook
Municipal Plan 1988-1998

DEVELOPMENT REGULATIONS
SCHEDULE E

ZONING



Legend

- C** Conservation
- R** Rural
- Arterial Road
- Planning Area Boundary

Scale
1:10,000

Grid



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map 1	2
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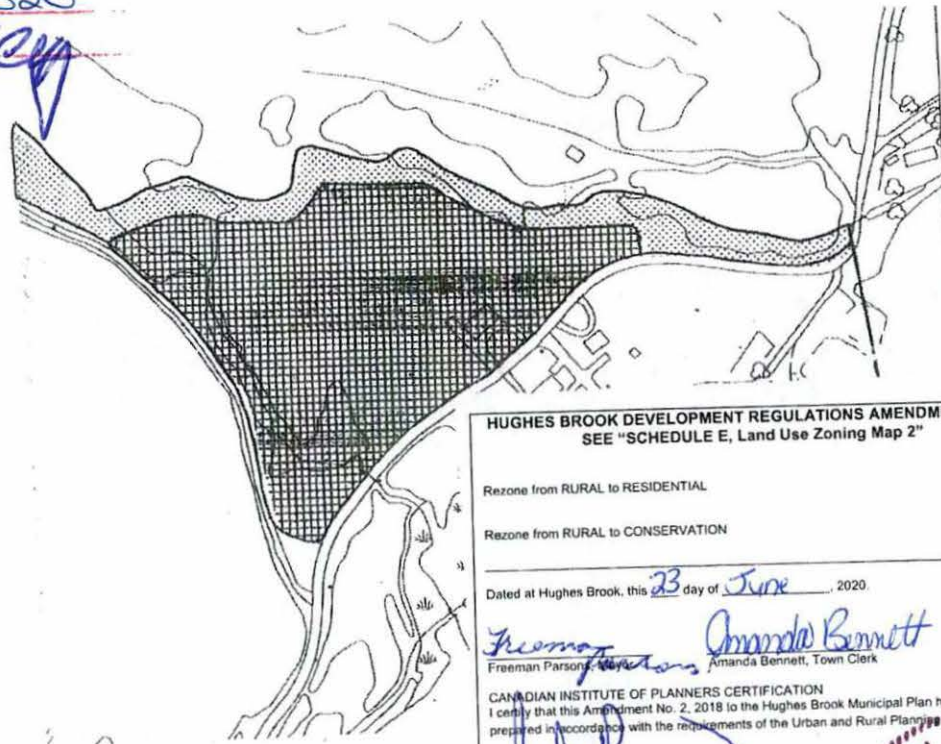
Development Regulations/Amendments

REGISTERED

Number 2373-2020-003

Date JULY 6, 2020

Signature Mary O'Keefe



**HUGHES BROOK DEVELOPMENT REGULATIONS AMENDMENT NO. 2
SEE "SCHEDULE E, Land Use Zoning Map 2"**

Rezone from RURAL to RESIDENTIAL

Rezone from RURAL to CONSERVATION

Dated at Hughes Brook, this 23 day of June, 2020.

Freeman Parsons Amanda Bennett (Town Seal)
Freeman Parsons, Town Clerk Amanda Bennett, Town Clerk

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION
I certify that this Amendment No. 2, 2018 to the Hughes Brook Municipal Plan has been prepared in accordance with the requirements of the Urban and Rural Planning Act, 2000.

John Baird
John Baird, MCIP

