

**TOWN OF CHARLOTTETOWN  
LAND USE ZONING, SUBDIVISION AND  
ADVERTISEMENT REGULATIONS**

**DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2005**

**SEPTEMBER, 2005**

PLAN-TECH



ENVIRONMENT

**URBAN AND RURAL PLANNING ACT  
RESOLUTION TO APPROVE  
TOWN OF CHARLOTTETOWN  
DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2005**

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

- a) adopted the Town of Charlottetown Development Regulations Amendment No. 1, 2005 on the 11 day of October, 2005.
  
- b) gave Notice of the adoption of the Town of Charlottetown Development Regulations Amendment No. 1, 2005 by advertisement inserted on the 17<sup>th</sup> day and the 24<sup>th</sup> day of October, 2005 in *The Northern Pen* Newspaper.

Now under the authority of Section 23 of the *Urban and Rural Planning Act 2000*, the Town Council of Charlottetown approves the Charlottetown Development Regulations Amendment No. 1, 2005, as adopted (or as amended).

SIGNED AND SEALED this 16 day of November, 2005

Mayor: Phil G. Snow (Council Seal)

Clerk:

31005 Kupperhuck

Development Regulations/Amendment	
<b>REGISTERED</b>	
Number	<u>1045-2005-001</u>
Date	<u>29 NOV 05</u>
Sign	<u>SA [Signature]</u>

**URBAN AND RURAL PLANNING ACT  
RESOLUTION TO ADOPT  
TOWN OF CHARLOTTETOWN  
DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2005**

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Charlottetown adopts the Charlottetown Development Regulations Amendment No. 1, 2005.

Adopted by the Town Council of Charlottetown on the 11 day of October, 2005.

Signed and sealed this 16 day of November, 2005.

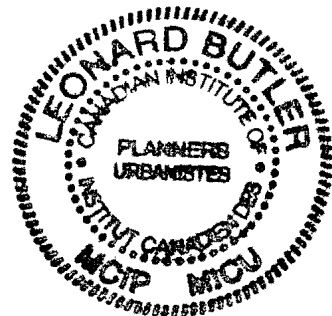
Mayor: Phillip C Snow (Council Seal)

Clerk: Brenda Kippentuck

**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached Charlottetown Development Regulations Amendment No. 1, 2005 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

MCIP: Leonard Butler (MCIP Seal)



# **TOWN OF CHARLOTTETOWN**

## **DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2005**

### **BACKGROUND**

The Town of Charlottetown wishes to amend its Development Regulations. The Town's protected water supply has been re-defined and Gazetted by Water Resources Division, Dept. Of Environment and Conservation. This change is not reflected in the Development Regulations Land Use Zoning Map. The new Charlottetown access road, Route 514, to the Trans Labrador Highway has also been completed. The town is currently reviewing a proposal for a commercial wood supply operation to be located along the new access road.

This Amendment will consist of a transfer of the digital Land Use Zone Map layer to new digital mapping which will be compliant with the MIMMS standards. The new watershed boundary and access road has also been added to the Land Use Zone Map 1 and 2. The Town has also expanded its "Commercial" and "Mixed Development" land use zone. The commercial land use zone has been expanded westward along the southern limits of the new Charlottetown access road. The mixed development land use zone has also been expanded westward along the northern limits of this highway and expanded in the north east area of Town.

### **PUBLIC CONSULTATION**

During the preparation of this amendment, Council undertook the following initiatives so that individuals, and groups could provide input to the proposed Development Regulations amendment. The Town Council of Charlottetown published a notice in the September 19<sup>th</sup>. edition of *The Northern Pen* newspaper advertising the draft amendments and seeking comments or representations from the public. The Town placed the Development Regulations Amendment No. 1, 2005, on display at the Town Office. One written comment was received by the Town Council of Charlottetown and considered at a Council meeting.

**DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2005**

The Town of Charlottetown Development Regulations are amended by;

- A) **replacing** the existing Charlottetown Land Use Zoning Map 1 and Map 2 with the **attached** Charlottetown Land Use Zoning Map 1 and Map 2.
  
- B) **adding** "*General Industry*" as a permitted use, to the Commercial Land Use Zone Table, Schedule C, as listed below.

**USE ZONE TABLE**

<b>ZONE TITLE</b>	<b>COMMERCIAL (COM)</b>	<b>CHARLOTTETOWN</b>
PERMITTED USE CLASSES - (see Regulation 85) Service station, commercial residential, catering, shop, passenger assembly, communications, general service, antenna, convenience store, light industry, recreational open space, personal service, indoor market, outdoor market, office, medical and professional, general services, <i>general industry</i> .		
DISCRETIONARY USE CLASSES - (see Regulations 22 and 86) Take-out food services, amusement.		



TOWN OF CHARLOTTETOWN  
 LAND USE ZONING  
 1997 - 2007  
 MAP - 1

- LEGEND
- MD Mixed Development
  - RES Residential
  - EP Environmental Protection
  - TRAN Transportation
  - COM Commercial
  - RUR Rural

Development Regulations/Amendment  
**PROPOSED**  
 Number: 1045-2005-001  
 Date: 29 Nov 05  
 Signature: *[Signature]*

- Municipal Boundary
- Planning Boundary

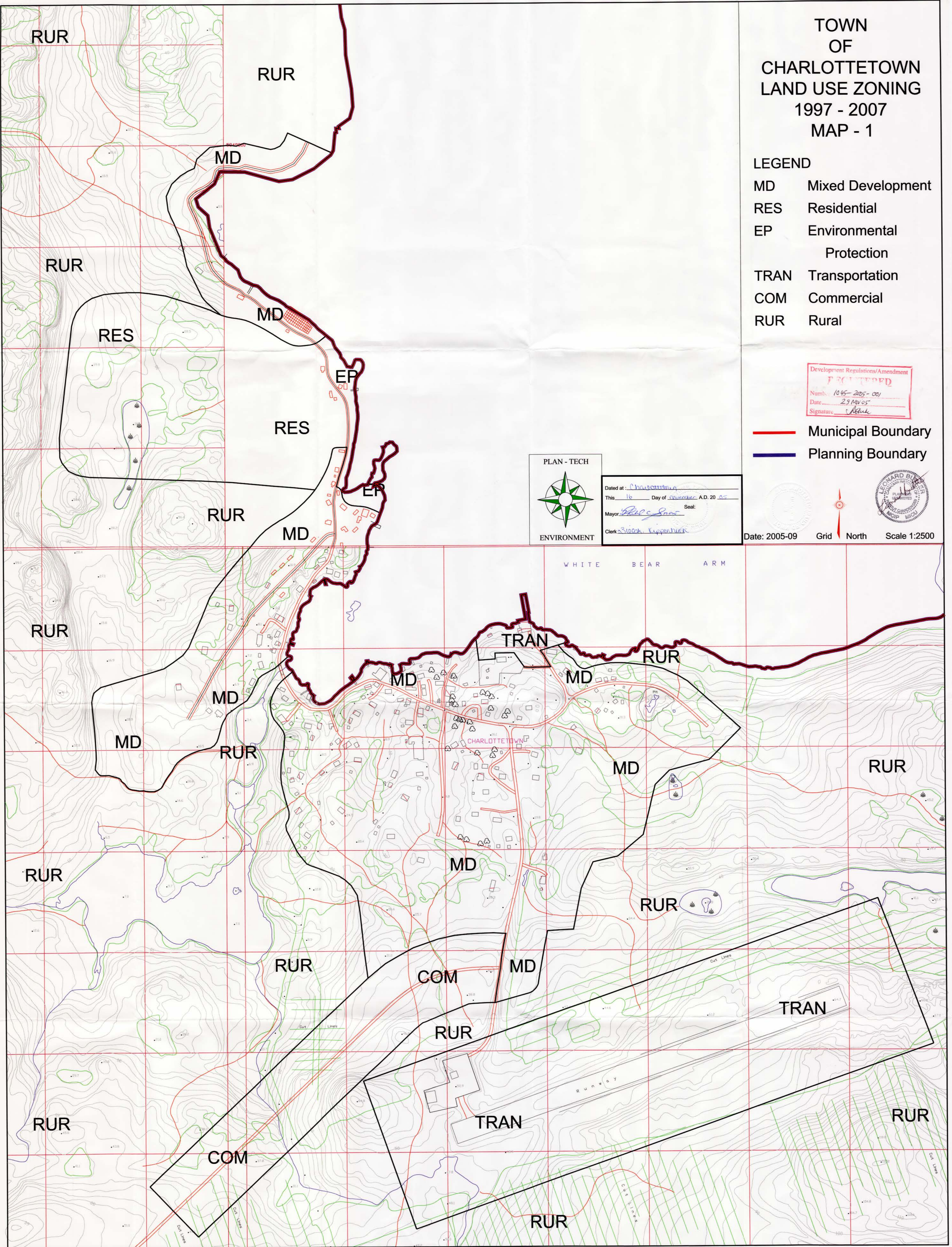
PLAN - TECH

ENVIRONMENT

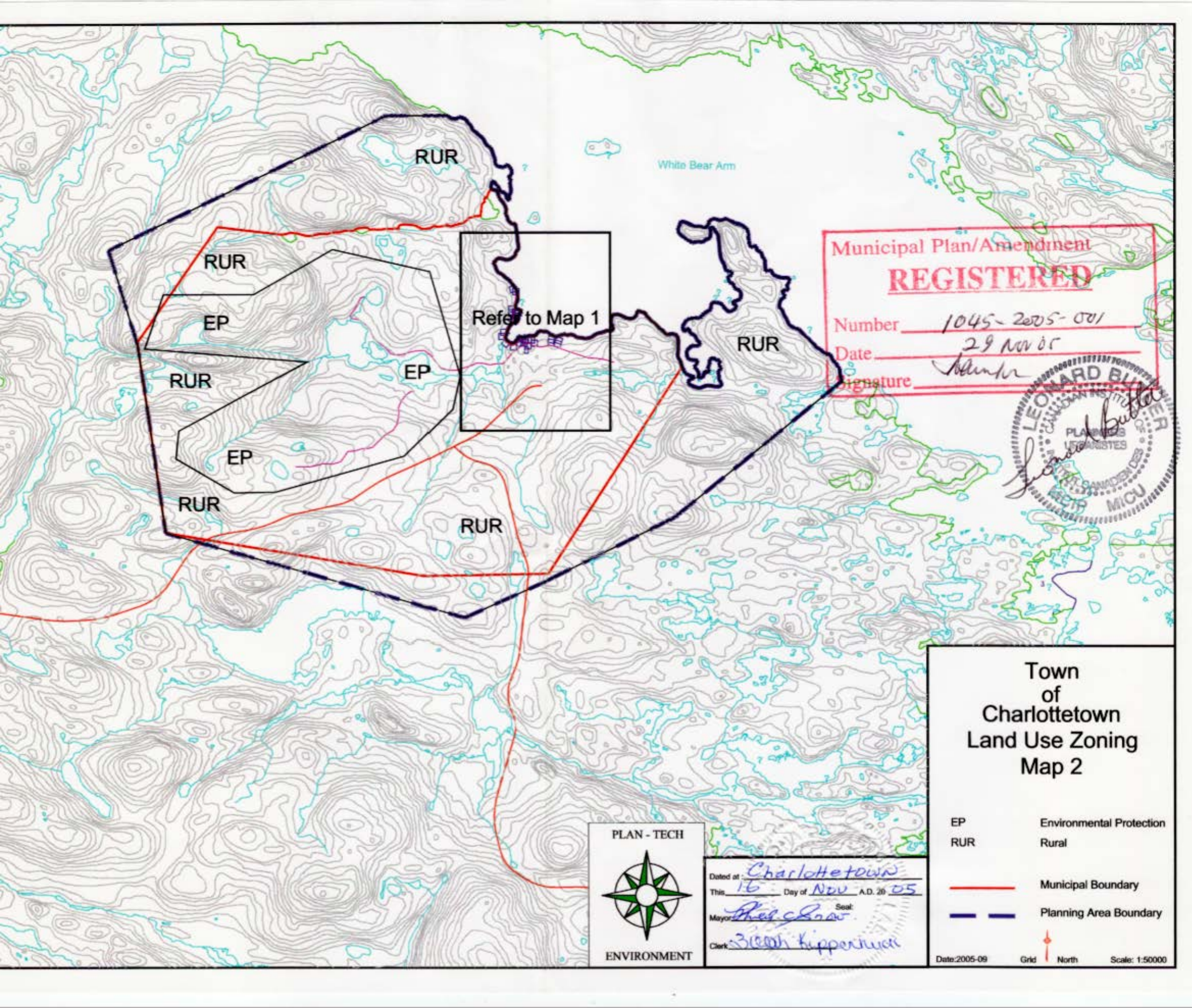
Dated at: Charlottetown  
 This 16 Day of November, A.D. 20 05  
 Mayor: [Signature] Seal:  
 Clerk: [Signature]

Date: 2005-09

Grid North Scale 1:2500







Municipal Plan/Amendment  
**REGISTERED**  
 Number 1045-2005-001  
 Date 29 Nov 05  
 Signature [Signature]



Refer to Map 1

Town of Charlottetown  
 Land Use Zoning  
 Map 2

- EP Environmental Protection
- RUR Rural
- Municipal Boundary
- Planning Area Boundary

PLAN - TECH

ENVIRONMENT

Dated at Charlottetown  
 This 16 Day of Nov A.D. 20 05  
 Mayor [Signature] Seal  
 Clerk Breann Kuppernick