

**TOWN OF FERRYLAND
DEVELOPMENT REGULATIONS
AMENDMENT NO. 1, 2016**

**Barney Hill Road
Rural to Residential**

**Prepared by:
Mary Bishop, FCIP
June 1, 2016**

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF FERRYLAND
DEVELOPMENT REGULATIONS AMENDMENT NO. 1, 2016**

Under the authority of Sections 16, 17 and 18 of the *Urban and Rural Planning Act 2000*, the Town Council of Ferryland

1. Adopted Development Regulations Amendment No. 1, 2016 on the 9th day of June, 2016.
2. Gave notice of the adoption of Development Regulations Amendment No. 1, 2016 by advertisement inserted on the 15th day of June, 2016 and the 29th day of June, 2016 in the Irish Loop Post.
3. Set the 4th day of July, 2016 at 7:00 p.m. at the Ferryland 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 Ferryland approves Development Regulations Amendment No. 1, 2016 on the 2nd day of August, 2016.

SIGNED AND SEALED this 6th day of September, 2016

Mayor: Adrian Kavanagh
Adrian Kavanagh

Clerk: Doris Kavanagh
Doris Kavanagh

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**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF FERRYLAND
DEVELOPMENT REGULATIONS AMENDMENT NO. 1, 2016**

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Ferryland adopts Development Regulations Amendment No. 1, 2016.

Adopted by the Town Council of Ferryland on the 9th day of June, 2016.

Signed and sealed this 5th day of July, 2016.

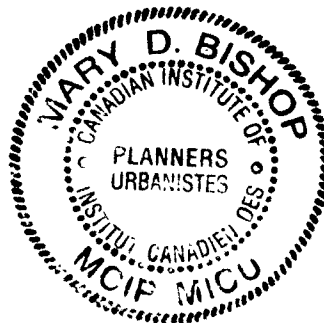
Mayor: Roddy Paul
Roddy Paul

Clerk: Doris Kavanagh
Doris Kavanagh

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Development Regulations Amendment No. 1, 2016 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act 2000*.

Mary Bishop
Mary Bishop, FCIP



TOWN OF FERRYLAND DEVELOPMENT REGULATIONS AMENDMENT NO. 1, 2016

BACKGROUND

This amendment to the Development Regulations is intended to comply with Municipal Plan Amendment No. 1, 2016.

The Town proposes to rezone two parcels of land - 1.34 ha and 1.44 ha - located on the north side of Merrymeeting Road at Barney Hill Road from the Rural land use zone to the Residential land use zone to allow for the development of a residential dwelling on each of the two properties. The amendment also includes lands immediately to the east of the 1.34 ha property that currently includes several homes and residential accessory buildings.

PUBLIC CONSULTATION

The public consultation process for this amendment was the same as that for the Municipal Plan Amendment No.1, 2016.

AMENDMENT

The Ferryland Development Regulations shall be amended as follows:

1. Rezoning land at Barney Hill Road from the Rural (RUR) land use zone to the Residential (Res) land use zone.
2. The lands to be rezoned are shown on the attached Town of Ferryland Development Regulations, Land Use Zoning Map Amendment No. 1, 2016.

TOWN OF FERRYLAND DEVELOPMENT REGULATIONS AMENDMENT NO. 1, 2016

BACKGROUND

This amendment to the Development Regulations is intended to comply with Municipal Plan Amendment No. 1, 2016.

The Town proposes to rezone two parcels of land - 1.34 ha and 1.44 ha - located on the north side of Merrymeeting Road at Barney Hill Road from the Rural land use zone to the Residential land use zone to allow for the development of a residential dwelling on each of the two properties. The amendment also includes lands immediately to the east of the 1.34 ha property that currently includes several homes and residential accessory buildings.

PUBLIC CONSULTATION

The public consultation process for this amendment was the same as that for the Municipal Plan Amendment No. 11, 2016.

AMENDMENT

The Ferryland Development Regulations shall be amended as follows:

1. Rezoning land at Barney Hill Road from the Rural (RUR) land use zone to the Residential (Res) land use zone.
2. The lands to be rezoned are shown on the attached Town of Ferryland Development Regulations, Land Use Zoning Map Amendment No. 1, 2016.

**Town of Ferrysland
Development Regulations
Amendment No. 1, 2016
Land Use Zoning Map**

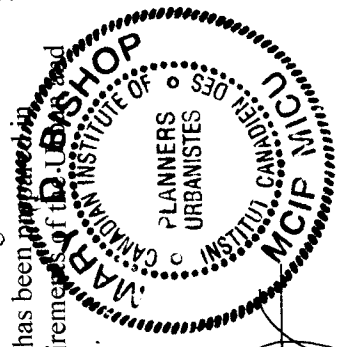
From Rural (Rur) to Residential (Res)

*1580-0016-001
November 10, 2016
COUNCIL*

This _____ day of _____, 2016

Roddy Paul
Roddy Paul, Mayor
Doris Kavanagh
Doris Kavanagh, Town Clerk

I certify that this Development Regulations Amendment No. 1, 2016 has been prepared in accordance with the requirements of the Urban and Rural Planning Act, 2000.



Mary Bishop
Mary Bishop, FCIP

JK

