

**TOWN OF FERRYLAND
MUNICIPAL PLAN 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
MUNICIPAL PLAN 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 Municipal Plan Amendment No.1, 2016 on the 9th day of June, 2016.
2. Gave notice of the adoption of Municipal Plan Amendment No. 1, 2016 by advertisement inserted on the 5th day of June, 2016 and the 22nd 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 Section 23 of the *Urban and Rural Planning Act 2000*, the Town Council of Ferryland approves Municipal Plan 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

1580-2016-001
November 10, 2016
Cowan

**RESOLUTION TO ADOPT
TOWN OF FERRYLAND
MUNICIPAL PLAN AMENDMENT No. 1, 2016**

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Ferryland adopts Municipal Plan 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 Municipal Plan 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



MUNICIPAL PLAN AMENDMENT NO. 1, 2016

INTRODUCTION

The Town of Ferryland last reviewed and revised its Municipal Plan in 2013. The Town now wishes to amend the current Plan and Development Regulations and this report has been prepared to explain the proposed change, and to serve as a basis for consideration by the general public before it is adopted and approved by Council and submitted to the Minister of Municipal Affairs for registration.

BACKGROUND

The Town of Ferryland has received an application to construct two residential dwellings on two separate parcels of land located to the north of Merrymeeting Road, at Barney Hill Road. The general location of the properties is shown in Figure 1.

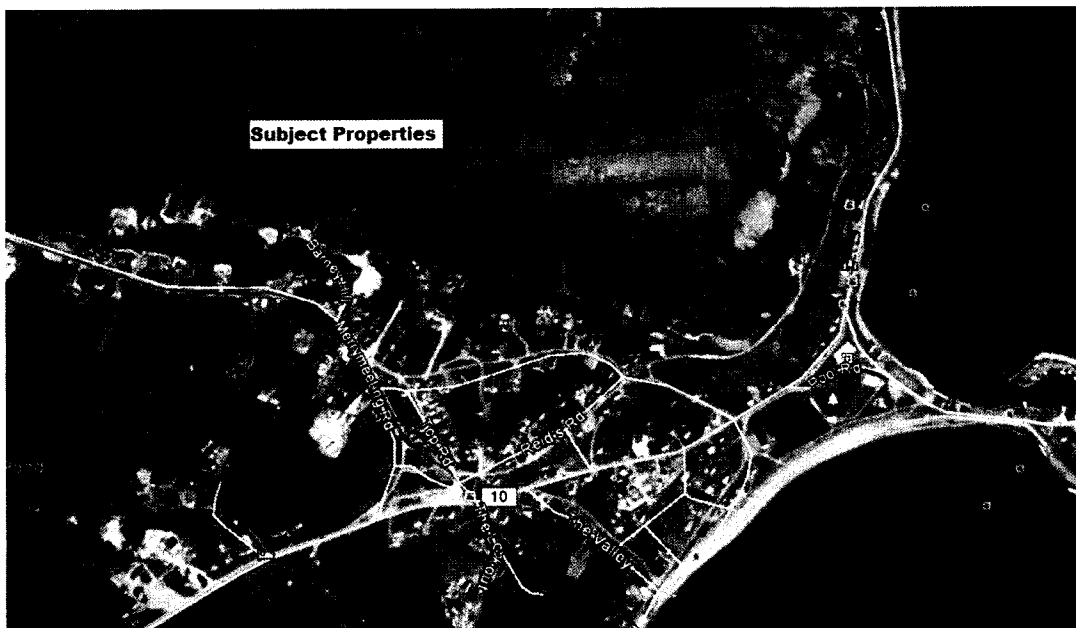


Figure 1. General location of Subject Properties

Subject Properties

The two properties are 1.44 and 1.34 ha in area, and have access to, and front on Barney Hill Road. Neither property is currently developed although they may have been used in the past for agricultural purposes.

Figure 2 shows the locations of the properties (outlined in red) based on surveys provided to the Town.

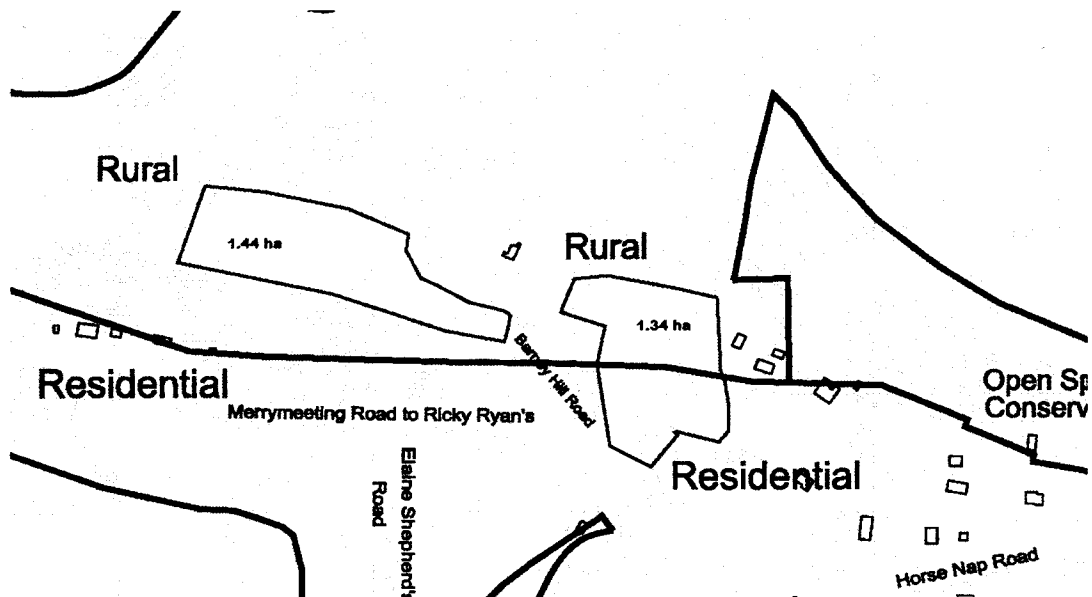


Figure 2. Subject Properties (outlined in red) on Ferryland Future Land Use Map.

Lands immediately surrounding the eastern 1.44 ha property are undeveloped, and the property is separated from residential development along Merrymeeting Road by a steeply sloping terrain where development is not possible. Lands to the east and south of the 1.34 ha parcel include existing homes.

The two parcels are separated by Barney Hill Road, and by a collection of old farm buildings that were part of a hog operation that ceased some time ago and are no longer in use as farm buildings. There is an active slaughterhouse/meat packing business just north of the old barns in the area between the two subject parcels.

In considering the request to change the land use designation and zoning of the properties to permit residential uses, the Town has considered the potential for conflicts arising from new residential development and agricultural uses adjacent to the subject properties related to the farm buildings and slaughterhouse. The subject properties are sufficiently large to enable placement of dwellings to minimize potential conflicts.

Development of these properties may require upgrading of Barney Hill Road to ensure that there is adequate frontage and access to the properties, as well as appropriate servicing, either from the piped municipal system or the installation of onsite wells and septic systems. Barney Hill Road is not currently included in the Town's Limit of Servicing Plan and as such, any upgrading or servicing of the

street necessary to accommodate development will be at the expense of the developer.

Municipal Plan Policy

Having reviewed the area in question, the Town of Ferryland is proposing to redesignate the subject property to the Residential land use designation, and in a corresponding amendment to the Development Regulations, re-zone the property to the Residential land use zone, in order to accommodate the development of a residential building on each of the two properties that are the subject of this amendment. The area to be changed also includes a portion of lands to the east of the 1.34 ha parcel currently designated Rural that includes several existing homes.

PUBLIC CONSULTATION

The Town consulted with the Agrifoods Division of the Department of Forest Resources and Agrifoods concerning the agricultural use of lands between and north of the subject properties, as well as the presence of the slaughterhouse and potential for land use conflicts.

A public information session on the proposed amendment took place May 31st at the Town Hall, following notice in the Irish Loop Post. One objection to the amendment was received concerning potential land use conflicts that could arise between future residential uses and agricultural uses in this area, and a dispute over ownership of the properties in question.

AMENDMENT No. 1, 2016

After considering input from the consultation, Council proposes to proceed to amend the Ferryland Municipal Plan as follows:

1. By redesignating lands on the east and west side of Barney Hill Road, currently designated Rural on the Future Land Use Map, to the Residential land use designation. The land to be redesignated is shown on the attached Future Land Use Map - Town of Ferryland Municipal Plan Amendment No. 21, 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
Municipal Plan Amendment No. 1, 2016
Future Land Use Map**

From Rural to Residential

This _____ day of _____, 2016

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

I certify that this Municipal Plan 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



ok

