

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

DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2013

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF HUGHES BROOK
DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2013**

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. 1, 2013 on the 11th day of June, 2013.
- b) gave of the adoption of the Hughes Brook Development Regulations Amendment No. 1, 2013 by advertisement inserted on the 15th day and the 22nd day of June, 2013 in the Western Star newspaper.
- c) set the 2nd day of July at 7:00 p.m. at the Town Hall, Hughes Brook for the holding of a public hearing to consider objections and submissions.

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 11th day of July, 2013

Mayor: Collette Rumbolt
Collette Rumbolt

(Council Seal)

Clerk: Gloria Loder
Gloria Loder

Development Regulations/Amendment	
REGISTERED	
Number	<u>2373-293-001</u>
Date	<u>July 26 2013</u>
Signature	<u>[Signature]</u>

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF HUGHES BROOK
DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2013**

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. 9, 2013.

Adopted by the Town Council of Hughes Brook on the 11th day of June, 2013.

Signed and sealed this 11th day of July, 2013

Mayor: Collette Rumbolt
Collette Rumbolt

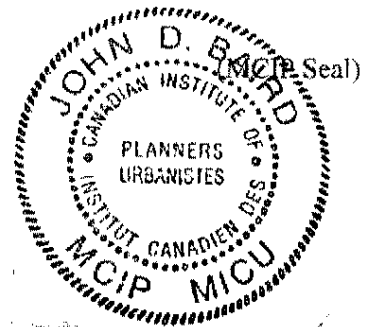
Clerk: Gloria Loder
Gloria Loder

(Council Seal)

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Development Regulations Amendment No. 1, 2013 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. 1, 2013

BACKGROUND

The Town of Hughes Brook is proposing to adopt the following amendment to its Development Regulations. The purpose of the amendment is to implement the Hughes Brook Municipal Plan Amendment No. 1, 2013, which is being adopted to permit unserviced residential development in areas designated Residential and to permit unserviced residential development on two properties at the intersection of Route 440 and a forest resources road running north of Route 440.

In order to accommodate the proposed development, Council proposes to amend the Development Regulations as follows:

- (1) Change "Residential" Use Zone Table in Schedule 3 to:
 - Prescribe development standards for unserviced residential development.
 - Change Condition 6 in order to allow lots to be developed without being connected to the municipal water system in areas where municipal water is not available.
- (2) Change the Land Use Zone of the proposed site from "Rural" to "Residential" as shown on the attached copy of the Hughes Brook Zoning Map (Schedule E).

PUBLIC CONSULTATION

On April 28, 2013 Council posted the attached public notice of the proposed amendment at the Town Hall and on the community outdoor post boxes. On the same date, it was also sent as a mailout to all households in the town.

On April 29, one resident verbally asked the Town Clerk how access to the properties from the street would be provided. Another resident sent a letter to Council (see attached) requesting information on where the access point would be to the properties. This person also asked what cost will be incurred by the land owners, but was not specific if this was cost related to the development or to this amendment.

No specific objection was stated by either resident.

AMENDMENT No. 1, 2013

- (1) In Schedule "C" of the Development Regulations, delete the Standards table in the Residential Use Zone Table (Page 1) and replace with the following revised Standards table:

ZONE TITLE: RESIDENTIAL (Hughes Brook)							
PERMITTED USES (See Regulation 85) Single dwelling, double dwelling, row dwelling, recreational open space							
DISCRETIONARY USES (See Regulations 22 and 86) Mobile home, place of worship, educational, convenience store, medical and professional, personal service, collective residential, child care, antenna							
DEVELOPMENT STANDARDS							
	Single Dwelling	Double Dwelling	Row Dwelling	Apartment Building			
				One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom
Areas With Municipal Water Services							
Minimum Lot Area	1400 m ²	1400 m ² per unit	1400 m ² per unit	1400 m ² per unit	1400 m ² per unit	1400 m ² per unit	1400 m ² per unit
Minimum Frontage	20 m	35m	14 m* (average)	42 m			
Areas Without Municipal Water Services							
Minimum Lot Area	1860 m ²	1860 m ² per unit	n/a	n/a			
Minimum Frontage	20 m	35 m	n/a	n/a			
All Areas							
Minimum Floor Area	70 m ²	70 m ² per unit	60 m ² per unit	40 m ² per unit	50 m ² per unit	60 m ² per unit	70 m ² per unit
Minimum Building Line Setback	6 m	6 m	8 m	8 m			
Minimum Sideyard Width	1 m	1 m	1 m	5 m			
Minimum Rearyard Depth	14 m	14 m	14 m	15 m			
Maximum Lot Coverage	33%	33%	33%	33%			
Maximum Height	8 m	8 m	10 m	10 m			
(See Conditions)							

- (2) In Schedule "C" of the Development Regulations, delete Condition 6 of the Residential Use Zone Table, which states the following:

6. *Servicing*

Each lot shall be serviced and each lot shall connect to the Municipal water system provided the development requires a potable water supply.

and replace it with the following:

6. *Servicing*

In areas where piped municipal water is available, each lot shall be serviced and each lot shall connect to the municipal water system provided the development requires a potable water supply.

In areas where piped municipal water is not available, each development shall install on the same lot an onsite well and sewage treatment system that has been approved by the Department of Government Services. A building permit will not be issued until this approval has been received.

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

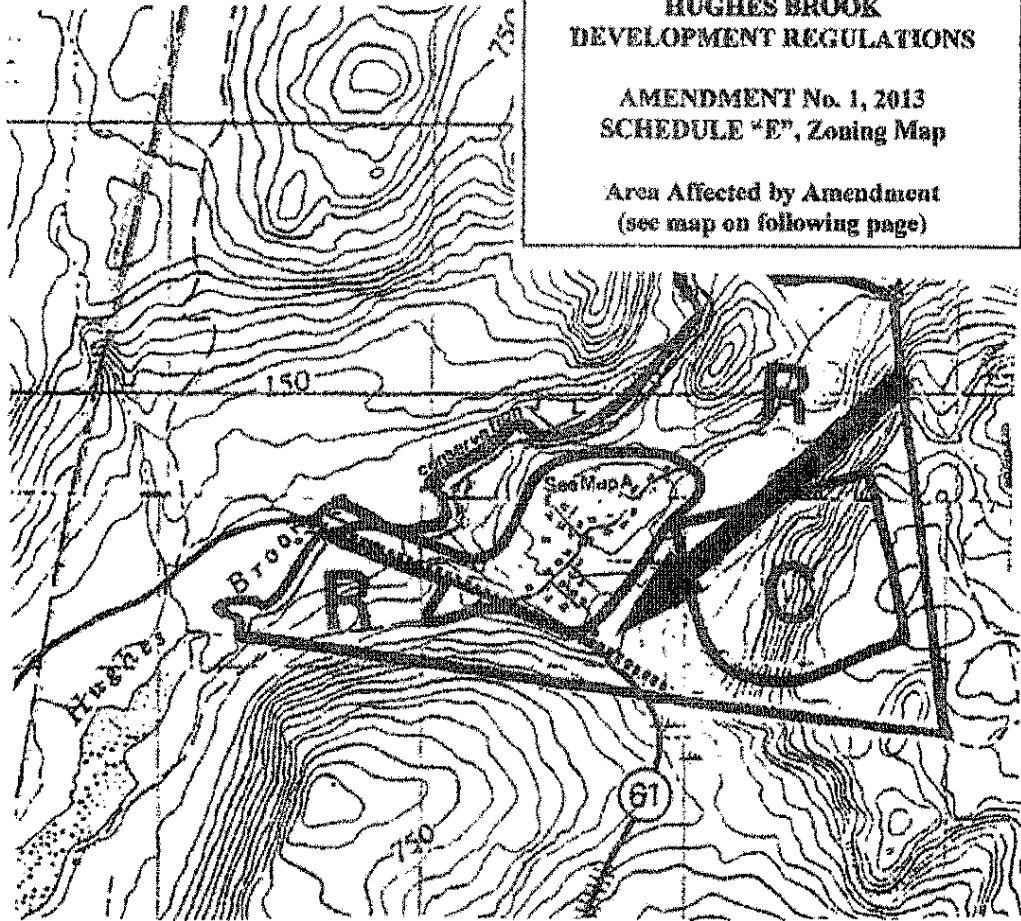
DEVELOPMENT REGULATIONS
SCHEDULE E

ZONING

**HUGHES BROOK
DEVELOPMENT REGULATIONS**

AMENDMENT No. 1, 2013
SCHEDULE "E", Zoning Map

Area Affected by Amendment
(see map on following page)



Legend

- C** Conservation
- R** Rural

Dated at Hughes Brook this 11th day of July, 2013.

(Council Seal)

Collette Rumbolt
Collette Rumbolt, Mayor

Gloria Loder
Gloria Loder, Town Clerk

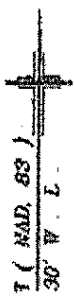
CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that this amendment to the Hughes Brook Land Use Zoning Map has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

MCIP: John Baird
John Baird



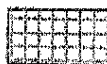
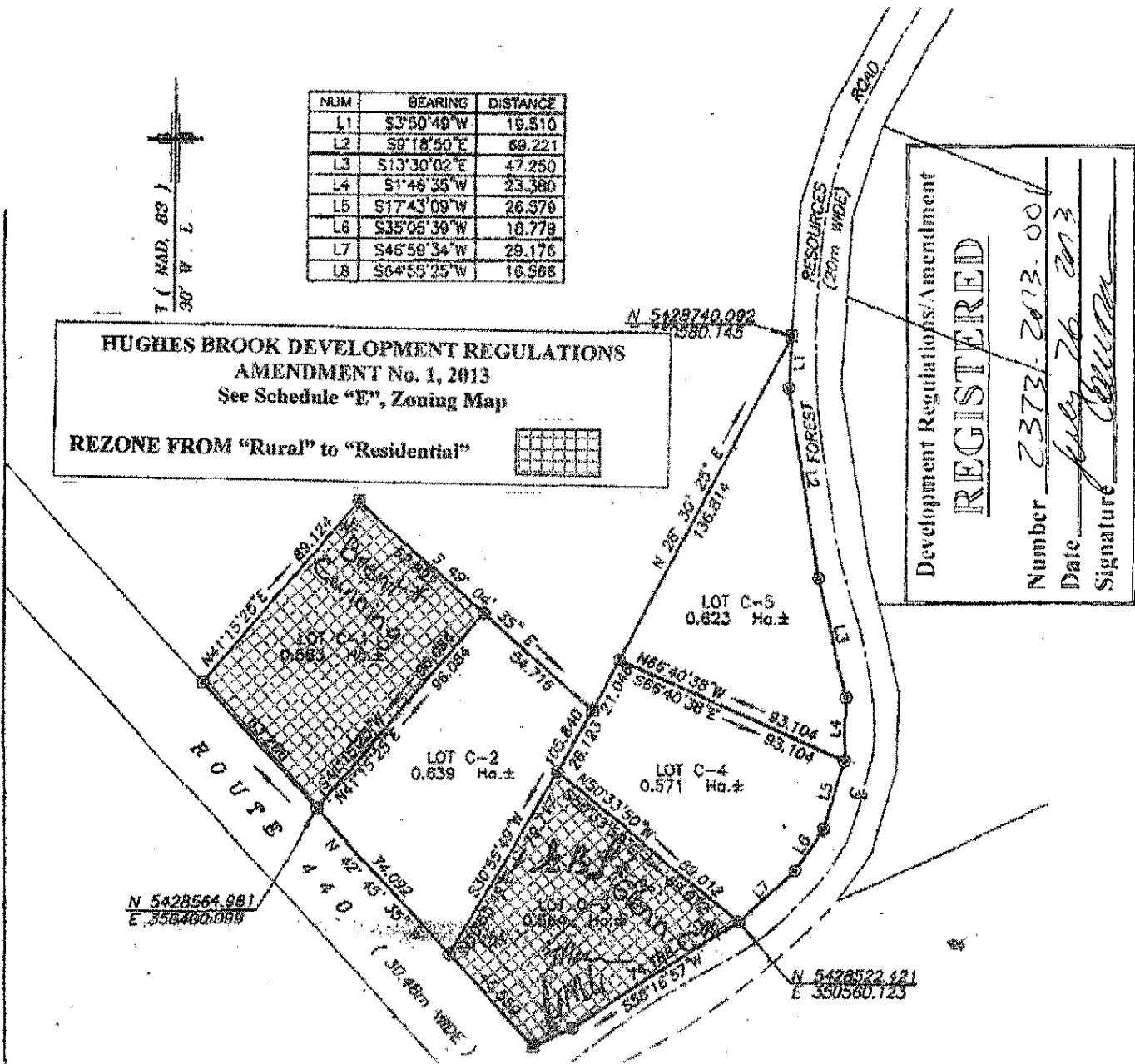
Development Regulations/Amendment
REGISTERED
Number <u>2373 2013 001</u>
Date <u>11 July 2013</u>
Signature <u>Collette Rumbolt</u>



NUM	BEARING	DISTANCE
L1	S3°50'49"W	19.510
L2	S8°18'50"E	69.221
L3	S13°30'02"E	47.250
L4	S1°49'33"W	23.380
L5	S17°43'09"W	26.576
L6	S35°05'30"W	18.779
L7	S46°59'34"W	29.176
L8	S64°55'25"W	16.568

**HUGHES BROOK DEVELOPMENT REGULATIONS
AMENDMENT No. 1, 2013**
See Schedule "E", Zoning Map

REZONE FROM "Rural" to "Residential"

Dated at Hughes Brook this 11th day of July, 2013.

(Council Seal)

Collette Rumbolt
Collette Rumbolt, Mayor

Gloria Loder
Gloria Loder, Town Clerk

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION
I certify that this amendment to the Hughes Brook Land Use Zoning Map has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

MCIP: John Baird
John Baird

