

**TOWN OF HUGHES BROOK
MUNICIPAL PLAN**

AMENDMENT No. 1, 2013

URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF HUGHES BROOK MUNICIPAL PLAN 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 Municipal Plan Amendment No. 1 on the 11th day of June, 2013.
- b) gave notice of the adoption of the Hughes Brook Municipal Plan 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.

Now under section 23 of the *Urban and Rural Planning Act 2000*, the Town Council of Hughes Brook approves the Hughes Brook Municipal Plan Amendment No. 1, 2013 as adopted.

SIGNED AND SEALED this 11th day of July, 2013

Mayor: Collette Rumbolt
Collette Rumbolt

(Council Seal)

Clerk: Gloria Loder
Gloria Loder

Municipal Plan/Amendment	
REGISTERED	
Number	<u>2373.2013.001</u>
Date	<u>July 26 2013</u>
Signature	<u>[Signature]</u>

URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF HUGHES BROOK MUNICIPAL PLAN 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 Municipal Plan Amendment No. 1, 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

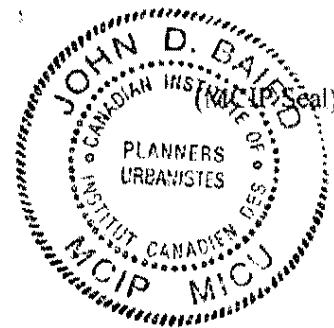
(Council Seal)

Clerk: Gloria Loder
Gloria Loder

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Municipal Plan 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
MUNICIPAL PLAN AMENDMENT No. 1, 2013**

BACKGROUND

The Town of Hughes Brook is proposing to amend its Municipal Plan 1988-1998 to permit the development of two unserviced residential lots at the northwest corner of the intersection of Route 440 and a forest resources road running north from Route 440. The proposed amendment requires the redesignation of approximately 1.2 hectares of land from Rural to Residential. It also requires a change to current policies in the Municipal Plan, which limit new residential development to areas only with municipal piped services.

Council proposes to amend the Plan to:

- (1) Change the policies in the Municipal Plan that currently do not allow residential development in areas that do not have municipal piped services. This will allow unserviced residential development subject to approval by the Province of on-site water and septic services.
- (2) Change the Future Land Use designation of two lots from Rural to Residential.

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) Delete the following paragraph on Page 29 of the Municipal Plan:

“New residential development must be integrated with the existing street network and servicing lines. This specifically relates to three residential areas, R1, R2, and R3 on the Future Land Use Maps. The subdivision and full development of this land is not anticipated in the life of this plan. However, the planning of access and transportation routes are necessary to ensure orderly expansion. If land is to be subdivided, the developer must apply for a subdivision permit. Development may be phased in these areas provided the plans conform to a total scheme of subdivision approved by Council. Council will not permit residential development outside the urban core except if it is subsidiary to a rural use (e.g. farm residence).”

and replace it with the following paragraph:

“In areas of the Residential designation where municipal piped services are not available, new residential developments must include an onsite water and sewage system on each lot as approved by the Department of Government Services. The planning of access and transportation routes is necessary to ensure orderly expansion. If land is to be subdivided, the developer must apply for a subdivision permit. Development may be phased in these areas provided the plans conform to a total scheme of subdivision approved by Council. Council will not permit residential development in areas outside the Residential designation as shown on the Future Land Use Maps except if it is subsidiary to a rural use (e.g. farm residence).”

- (2) Delete the following paragraph on Pages 29 and 30 of the Municipal Plan:

“All development in Residential Areas shall connect to appropriate services supplied by the municipality. The cost of developing new land (i.e. water line and road extensions) is the responsibility of the developer.”

and replace it with the following paragraph:

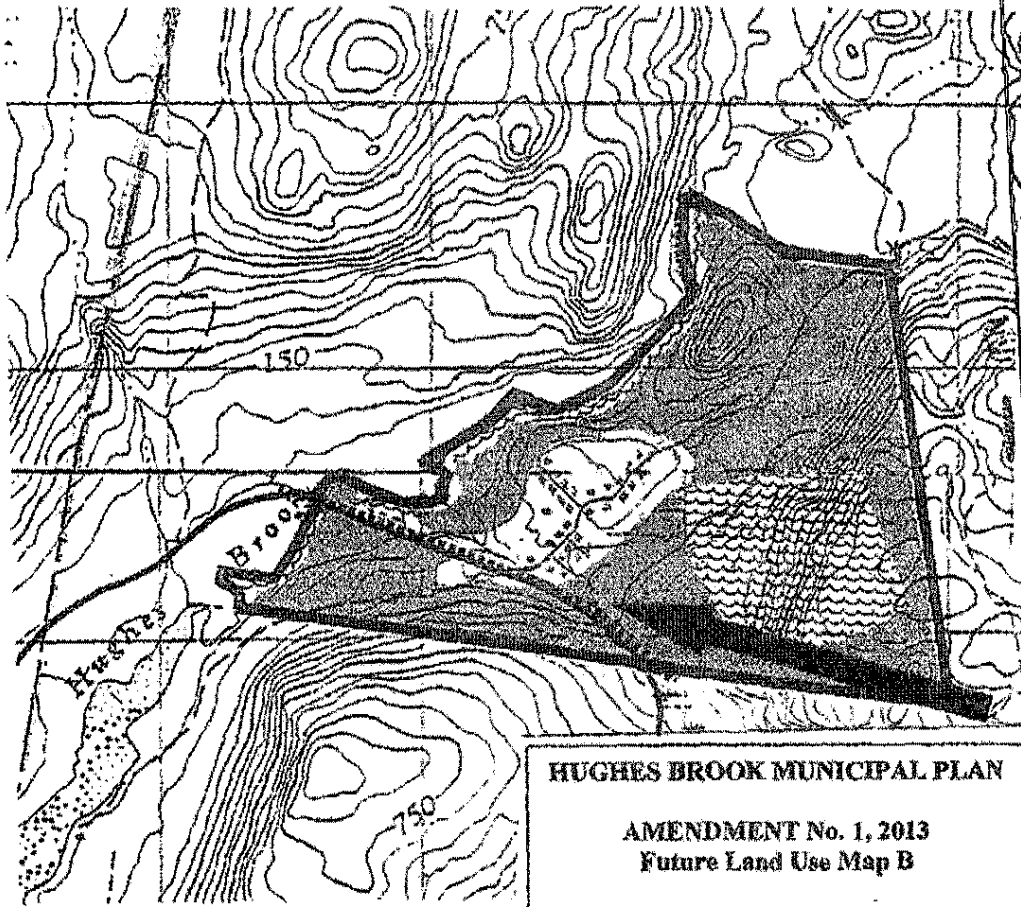
“All development in Residential areas shall connect to piped municipal services if these services are in reasonable proximity to the site. If piped municipal services are not available at the site, each residential development must install on the same lot an onsite well and sewage treatment system that has received the necessary approval of the Department of Government Services. The cost of developing new land (i.e. water line and road extensions) is the responsibility of the developer.”

- (3) Amend the Hughes Brook Future Land Use Map B as shown on the attached map.

Map B

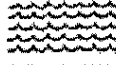

Community of Hughes Brook
Municipal Plan

FUTURE LAND USE
1988-1998



Municipal Plan/Amendment
REGISTERED
 Number 2373 - 2013.001
 Date July 26, 2013
 Signature: *[Signature]*

HUGHES BROOK MUNICIPAL PLAN
 AMENDMENT No. 1, 2013
 Future Land Use Map B
 Area Affected by Amendment
 (see map on following page)

Legend
 Conservation
 Rural

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

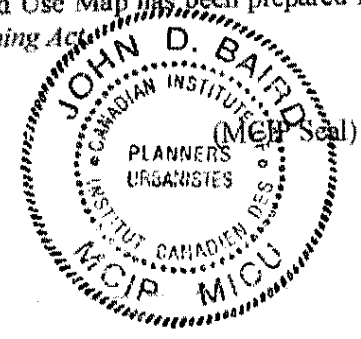
(Council Seal)

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 Future Land Use Map has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*

MCIP: *[Signature]*
 John Baird

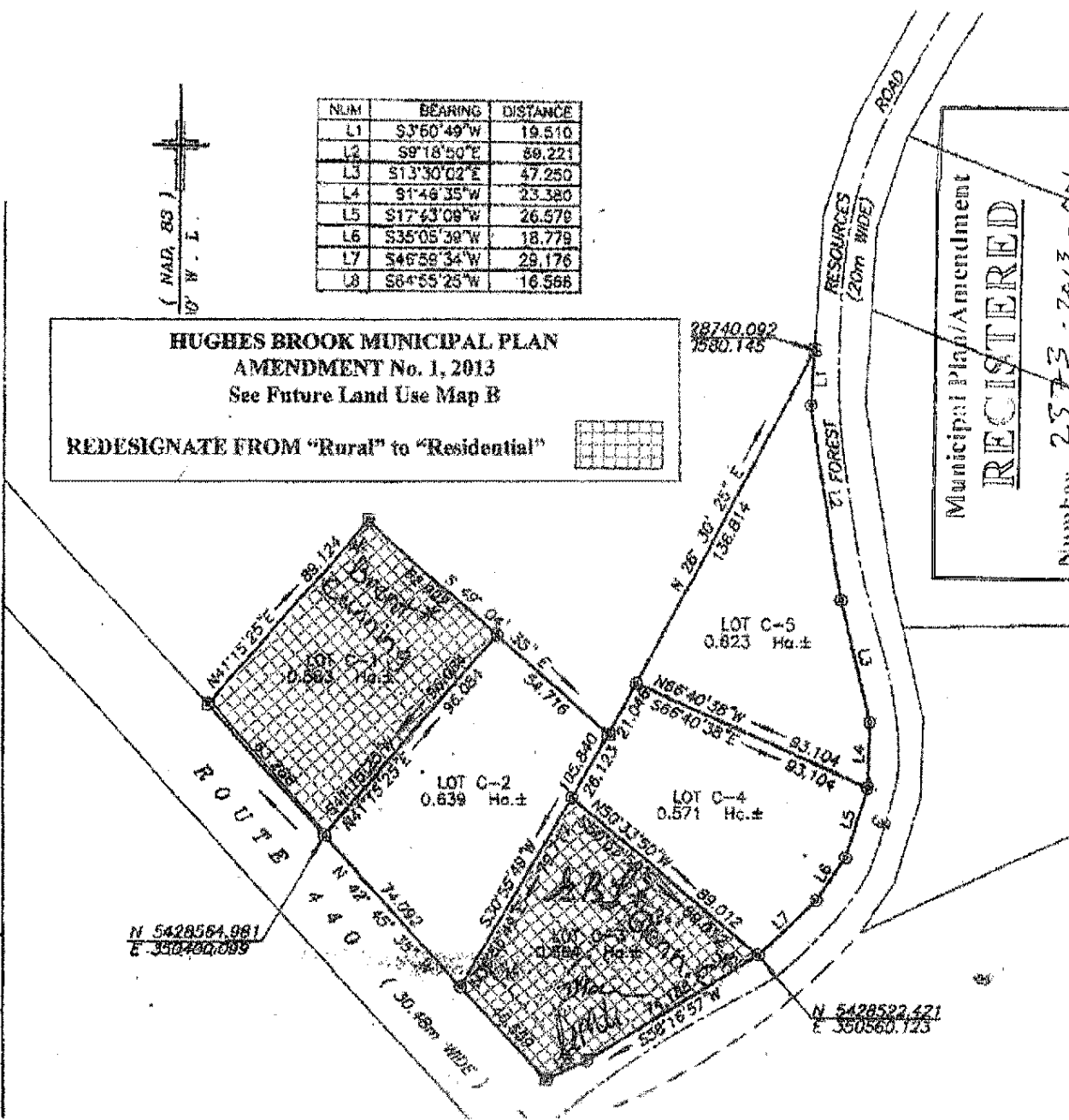
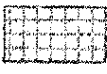




NUM	BEARING	DISTANCE
L1	S3°50'49"W	19.510
L2	S9°18'50"E	89.221
L3	S13°30'02"E	47.250
L4	S1°46'35"W	23.380
L5	S17°43'08"W	26.579
L6	S35°05'38"W	18.779
L7	S46°58'34"W	28.176
L8	S8°55'25"W	16.568

**HUGHES BROOK MUNICIPAL PLAN
AMENDMENT No. 1, 2013**
See Future Land Use Map B

REDESIGNATE FROM "Rural" to "Residential"



Municipal Plan/Amendment
REGISTERED

Number 2573 - 2013 - 001
Date July 26 2013
Signed *[Signature]*

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

(Council Seal)

[Signature: Collette Rumbolt]
Collette Rumbolt, Mayor

[Signature: Gloria Loder]
Gloria Loder, Town Clerk

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

MCIP: *[Signature: John Baird]*
John Baird

