

TOWN OF ISLE AUX MORTS
MUNICIPAL PLAN AMENDMENT NO. 2
JUNE, 1993

Town of Isle aux Morts
Municipal Council

URBAN AND RURAL PLANNING ACT

COUNCIL RESOLUTION TO ADOPT MUNICIPAL PLAN AMENDMENT NO. 2

Resolved pursuant to section 15 of the Urban and Rural Planning Act, that the Council of the Town of Isle aux Morts adopt the Isle aux Morts Municipal Plan Amendment No. 2, which is attached hereto and is impressed with the Seal of the Council, signed by the Mayor, and certified by the Clerk.

Resolved further, pursuant to section 17 of the Urban and Rural Planning Act, that the Council apply to the Minister of Municipal and Provincial Affairs for the setting of the time and place of a Public Hearing to consider objections or representations to the Municipal Plan Amendment.

PROPOSED BY: Thelma Dominey

SECONDED BY: Lorenzo Leamon

Certified as a correct copy of a resolution passed at a meeting of the Council of the Town of Isle aux Morts on the 8TH day of June, 1993.

Sabrina Harvey
Mayor

Renaul Beland
Town Clerk

SEAL AND SIGNATURE

Signed and sealed, pursuant to section 15(3) of the Urban and Rural Planning Act
this 8TH day of June , 1993.

(SEAL)

Sabrina Harvey
Mayor

CLERK'S CERTIFICATE

Certified that the attached Municipal Plan Amendment No. 2 is a correct copy of the
Amendment No. 2 adopted by the Council of the Town of Isle aux Morts on the
8TH day of June , 1993.

Renée Bélanger
Town Clerk

BACKGROUND TO AMENDMENT NO. 2

The purpose of this amendment is to change a section of the Industrial Area and the Mixed Development Area bordering Route 470 to a Commercial-Industrial designation to permit a wider range of land uses in this area. This area was originally granted to the Town as an industrial development site, but current economic circumstances indicate that this area will be more useful as a multi-purpose commercial and industrial site.

This area is suitable for a mixture of compatible commercial and industrial activities, provided that adequate separations are maintained between these uses. The types of uses that are suitable in this area are those of a industrial or commercial nature and may also include service and office uses. This area is not suitable for residential or commercial-residential land use activities.

This amendment adds a Commercial-Industrial policy section to the Municipal Plan and changes the industrial park area, owned by the Town, to a commercial-industrial designation. This amendment also includes a small section of the Mixed Development Area.

AMENDMENT NO. 2

- a) The Town of Isle aux Morts Municipal Plan, section 3.0, is hereby amended by the addition of the attached policy section, pages 32(a) and 32(b), entitled "Commercial-Industrial Policies".

- b) Future Land Use Map 2 is hereby amended by changing part of the Industrial Area and the Mixed Development Area bordering Route 470 to the Commercial-Industrial designation, as indicated on the attached section of the map.

COMMERCIAL INDUSTRIAL POLICIES:

GOAL: It is the goal of this Municipal Plan to establish a land use designation that can accommodate a mixture of commercial and industrial uses.

It is the intention of this Municipal Plan to designate an area of land bordering Route 470 for a mixture of commercial and general industrial uses. This area is accessible from the highway and is adequately separated from existing residential development, making it ideal for commercial and industrial development. Other related and compatible business or service uses may be suitable in this area.

The demand for commercial or industrial land in Isle aux Morts has been very low, making it difficult to anticipate the future locational requirements of various types of commercial or industrial activities. A versatile, multi-purpose land use designation can provide a land base that is flexible enough to accommodate the needs of most of the commercial or industrial proposals that the Town may receive in the foreseeable future.

The following policies shall apply to the Commercial-Industrial Land Use Area:

- ▶ A Commercial-Industrial land use area is established as indicated on Future Land Use Map 2.

- ▶ The uses that may be permitted in this area shall be of a commercial or general industrial nature. Other compatible business, transportation, office or service uses may also be permitted. Hazardous or heavy industrial uses may be permitted, provided that there are adequate separations between these and other uses and that such uses do not constitute a hazard or nuisance.

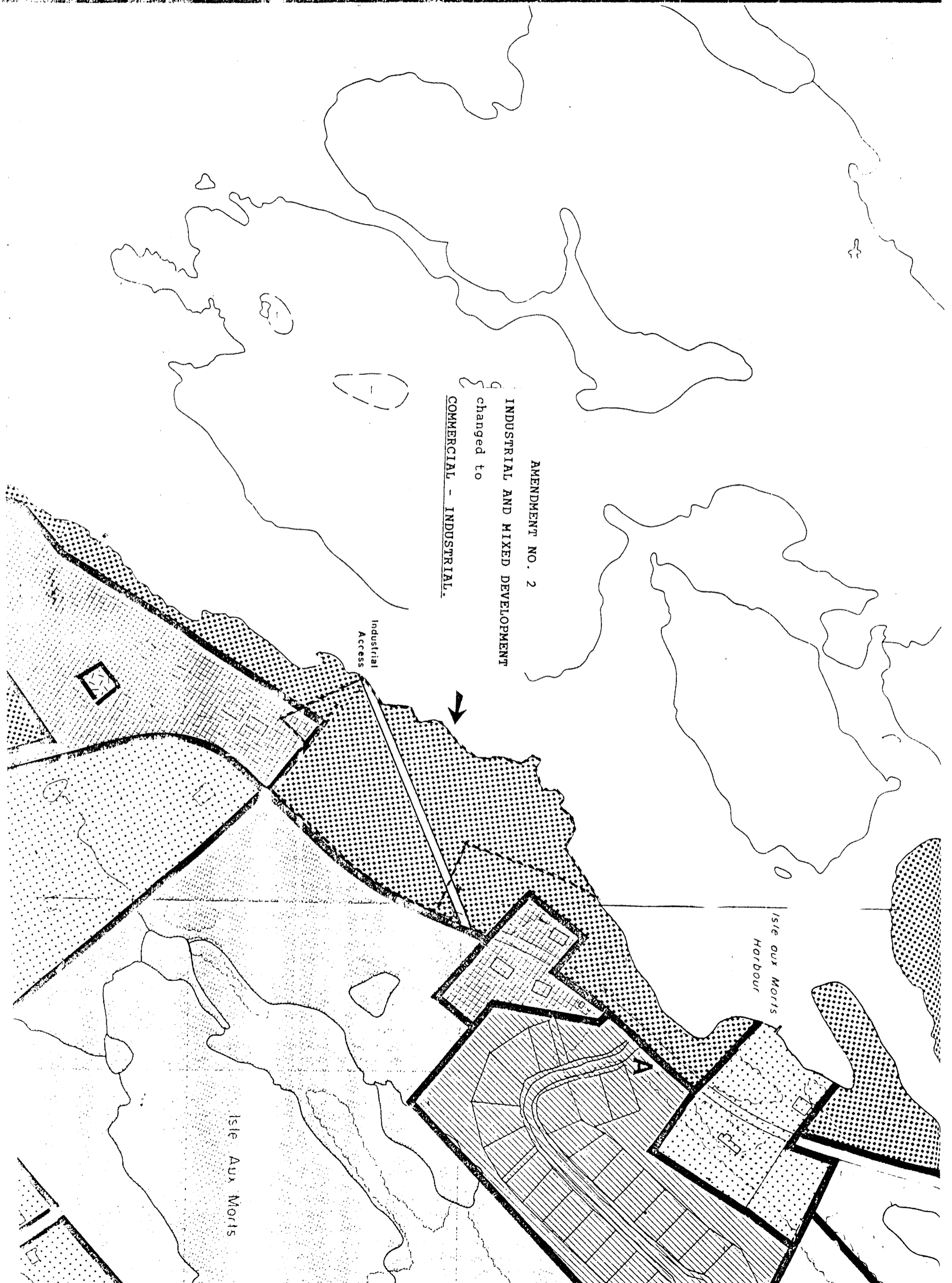
- ▶ All uses in this area shall have street line frontage and a defined access point to the highway. Where feasible, linked parking lots and common access points shall be encouraged in order to minimize the number of direct accesses to Route 470.

- ▶ All development shall be connected to the Municipal water services. Septic systems shall conform to the Department of Health or Department of Environment and Lands standards, where applicable, and all facilities shall be installed at the cost of the developer.

- ▶ Council may require a visual screen or buffer area between uses in the Commercial-Industrial area and/or between such uses and Route 470.

- ▶ All uses in this area shall provide adequate off-street parking space.

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AMENDMENT NO. 2

INDUSTRIAL AND MIXED DEVELOPMENT

changed to

COMMERCIAL - INDUSTRIAL.

Industrial Access

Isle aux Moris Harbour

Isle Aux Moris