

**TOWN OF SUMMERFORD
MUNICIPAL PLAN 1996 - 2006**

DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2016

**“Delete Seasonal Dwelling from Title Page for Land Use
Zones, Schedule C”**

**“Delete Seasonal Dwelling Land Use Zone Table,
Schedule C”**

“Open Space” to “Residential”

“Rural” to “Residential”

“Seasonal Dwelling” to “Residential”

“Rural” to “Mixed Development”

Zone Area as “Residential”

Zone Area as “Rural”

Zone Area as “Mixed Development”

JANUARY, 2016

PLAN-TECH



ENVIRONMENT

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

Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act 2000*, the Town Council of Summerford.

- a) Adopted the Summerford Development Regulations Amendment No. 1, 2016, on the 3rd day of June, 2016.
- b) Gave notice of the adoption of the Town of Summerford Development Regulations Amendment No. 1, 2016, by advertisement inserted on the 29th day of June and the 6th day of July, 2016, in *The Pilot* newspaper.
- c) Set the 20th day of July at 7:30 p.m. at the Town Hall, Summerford 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 Summerford approved the Town of Summerford Development Regulations Amendment No. 1, 2016, as adopted (or as amended).

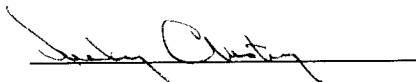
SIGNED AND SEALED this 11 day of August, 2016

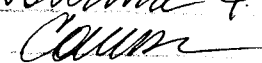
Mayor:



(Council Seal)

Clerk:



Development Regulations Amendment No. 1, 2016	
REGISTERED	
Number	4975-2016-001
Date	November 4 2016
Signature	

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

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

Adopted by the Town Council of Summerford on the 3rd day of June, 2016.

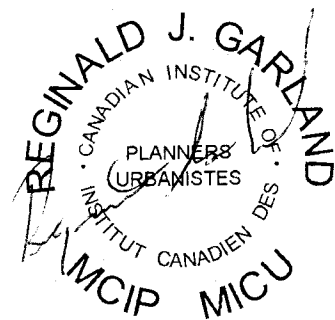
Signed and sealed this 11 day of August, 2016.

Mayor: Kevin Barnes (Council Seal)

Clerk: Sueley Dwyer

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

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



TOWN OF SUMMERFORD

DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2016

BACKGROUND

The Town of Summerford is proposing a comprehensive amendment to its Development Regulations. In 1998, the Municipal and Planning Area Boundary was amended to include a large area of land to the north of the present town site. The 1996 Development Regulations were never amended to provide land use zones and allow for planning controls under the Municipal Plan for this new area. In the area of the extended boundary, this Amendment will apply land use zones to this area to provide the Town with land use controls by extending the Commercial zone on both sides of Route 340 to the Town's extended north boundary. Areas east and west of the Commercial zone shall be zoned Rural. A small area shall be zoned Residential to accommodate existing development.

The Town has been experiencing demand for residential development along the coastline. Presently some of this area is zoned as seasonal dwelling. The Amendment will delete the Seasonal Dwelling Land Use Zone Table as well as the Seasonal Dwelling Zone from the Land Use Zone Map. This former area along with additional Rural and Open Space areas will be rezoned to Residential.

An area immediately north of New World Island Academy and on the east side of Route 340, will be rezoned from Rural to Mixed Development. An area immediately east of New World Island Pharmachoice and on the east side of Route 340, will be rezoned from Rural to Residential to accommodate existing residential development.

PUBLIC CONSULTATION

During the preparation of this amendment, Council undertook the following initiatives so that individuals and groups could provide input to the proposed Development Regulations amendment. The Town Council of Summerford published a notice in *The Pilot* newspaper on January 20, 2016, advertising the proposed amendment seeking comments or representations from the public. The Town Council placed the proposed amendment on display at the Town Office from January 20, to January 27, 2016, for residents to view and to provide any comments or concerns in writing to the Council concerning the proposed amendment. No verbal or written comments were received during the time period.

DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2016

The Town of Summerford Development Regulations is amended by:

- A) *Deleting*** with ~~strikeout~~, Seasonal Dwelling, from the Title Page of Land Use Zones, Schedule C, as shown below;

The schedule contains tables for the following Use Zones:

Residential
Mixed Development
Commercial
Open Space
Protected Watershed
~~Seasonal Dwelling~~
Rural
Mineral Working

- B) *Deleting*** the Seasonal Dwelling Land Use Zone Table, Schedule C
- C) *Amending*** an area of land from "**Open Space**" to "**Residential**";
- D) *Amending*** an area of land from "**Rural**" to "**Residential**";
- E) *Amending*** an area of land from "**Seasonal Dwelling**" to "**Residential**";
- F) *Amending*** an area of land from "**Rural**" to "**Mixed Development**";
- G) *Zoning*** an area of land as "**Residential**";
- H) *Zoning*** an area of land as "**Rural**"; and
- I) *Zoning*** an area of land as "**Mixed Development**" as shown on the attached copy of the Town of Summerford Land Use Zone Map.