

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

**MUNICIPAL PLAN AMENDMENT No. 1, 2016**

**“Delete Seasonal Dwellings from Plan Policy 2.3.1”  
“Delete Plan Policy 2.3.7, Seasonal Dwellings”  
“Open Space” to “Residential”  
“Rural” to “Residential”  
“Seasonal Dwelling” to “Residential”  
“Rural” to “Mixed Development”  
Designate Area as “Residential”  
Designate Area as “Rural”  
Designate Area as “Mixed Development”**

**JANUARY, 2016**

PLAN-TECH



ENVIRONMENT

**URBAN AND RURAL PLANNING ACT  
RESOLUTION TO APPROVE  
TOWN OF SUMMERFORD  
MUNICIPAL PLAN 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 Municipal Plan Amendment No. 1, 2016, on the 3<sup>rd</sup> day of June, 2016.
  
- b) Gave notice of the adoption of the Town of Summerford Municipal Plan Amendment No. 1, 2016, by advertisement inserted on the 29<sup>th</sup> day of June and the 6<sup>th</sup> day of July, 2016, in *The Pilot* newspaper.
  
- c) Set the 20<sup>th</sup> 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 Municipal Plan Amendment No. 1, 2016, as adopted (or as amended).

SIGNED AND SEALED this 11 day of August, 2016

Mayor:

Lewis Barnes

(Council Seal)

Clerk:

Lizbeth O'Leary

**Municipal Plan/Amendment  
REGISTERED**

Number 4975 - 2016 - 001  
Date November 4, 2016  
Signature Colum

**URBAN AND RURAL PLANNING ACT  
RESOLUTION TO ADOPT  
TOWN OF SUMMERFORD  
MUNICIPAL PLAN 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 Municipal Plan Amendment No. 1, 2016.

Adopted by the Town Council of Summerford on the 3<sup>rd</sup> day of June, 2016.

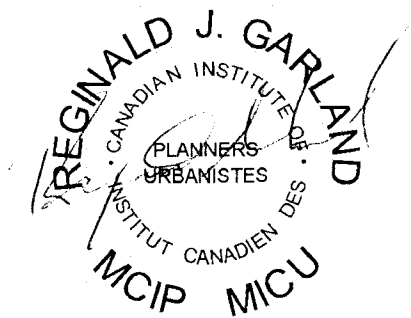
Signed and sealed this 11 day of August, 2016.

Mayor: Kevin Barnes (Council Seal)

Clerk: Sally Ostry

**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

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



# **TOWN OF SUMMERFORD**

## **MUNICIPAL PLAN AMENDMENT No. 1, 2016**

### **BACKGROUND**

The Town of Summerford is proposing a comprehensive amendment to its Municipal Plan. 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 Municipal Plan was never amended to provide land use designations 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 designations to this area to provide the Town with land use controls by extending the Commercial designation on both sides of Route 340 to the Town's extended north boundary. Areas east and west of the Commercial designation shall be designated as Rural. A small area shall be designated as Residential to accommodate existing development.

The Town has been experiencing demand for residential development along the coastline. Presently some of this area is designated as seasonal dwellings. The Amendment will delete the Plan Policy 2.3.7, Seasonal Dwellings as well as the Seasonal Dwellings Designation from the Future Land Use Map. This former area along with additional Rural and Open Space areas will be re-designated as Residential.

An area immediately north of New World Island Academy and on the east side of Route 340, will be re-designated from Rural to Mixed Development. An area immediately east of New World Island Pharmachoice and on the east side of Route 340, will be re-designated 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 Municipal Plan 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.

## MUNICIPAL PLAN AMENDMENT No. 1, 2016

The Town of Summerford Municipal Plan is amended by:

- A) **Deleting** with ~~strikeout~~, Seasonal Dwellings. from the list of Land Use Areas as found in Plan Policy 2.3.1, as shown below:

*... the following land use areas are established in the Plan and designated on Future Land Use Maps in the Appendix.*

*Residential  
Mixed Development  
Commercial  
Open Space  
Protected Watershed  
Seasonal Dwellings  
Rural*

- B) **Deleting** Plan Policy 2.3.7, Seasonal Dwellings;
- 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) **Designating** an area of land as "Residential";
- H) **Designating** an area of land as "Rural"; and
- I) **Designating** an area of land as "Mixed Development" as shown on the attached copy of the Town of Summerford Land Use Zone Map.