

TOWN OF APPLETON

**DEVELOPMENT REGULATIONS, 2017-2027
AMENDMENT No. 1, 2023**

(Land Use Zoning Map)

(Forest Hill area rezoning)

URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO APPROVE AMENDMENT No. 1, 2023

TO THE TOWN OF APPLETON DEVELOPMENT REGULATIONS

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

- a) adopted the Amendment No. 1, 2023 to the Town of Appleton Development Regulations on the 12th day of April, 2023.
- b) gave notice of the adoption of the Amendment No. 1, 2023 to the Town of Appleton Development Regulations by publication in the newspaper, Central Wire, on April 26, 2023 and May 3, 2023 in conformance with Section 17;
- c) set the 17th day of May, 2023, at for the Public Hearing.

Now under the authority of Section 23 of the *Urban and Rural Planning Act, 2000*, the Town Council of Appleton approves the Amendment No. 1, 2023 to the Town of Appleton Development Regulations as adopted,

SIGNED AND SEALED this 13th day of June, 2023.

Mayor:



Town Clerk:



Municipal Plan/Amendment	
<u>REGISTERED</u>	
Number	<u>0085 - 2023 - 001</u>
Date	<u>19 JULY 2023</u>
Signature	<u>John L. Weller</u>

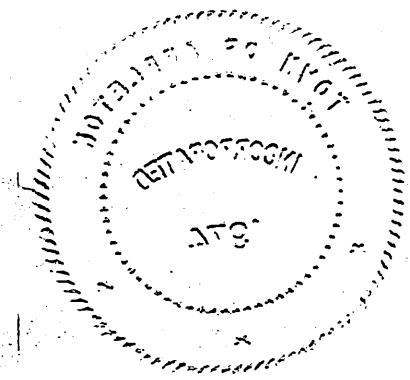
(Council Seal)



and the first step in this direction was to establish a centralised bank which would be in a position to control the currency of the country. The Bank of Bengal was established in 1784, and the Bank of Baroda in 1865.

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URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT AMENDMENT No. 1, 2023

TOWN OF APPLETON DEVELOPMENT REGULATIONS, 2017-2027

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Appleton adopts the Amendment No. 1, 2023 to the Appleton Development Regulations, 2017-2027.

Adopted by the Town Council of Appleton on the 12th day of April, 2023.

Signed and sealed this 13th day of June, 2023.

Mayor:



Town Clerk:

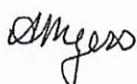


(Council Seal)

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

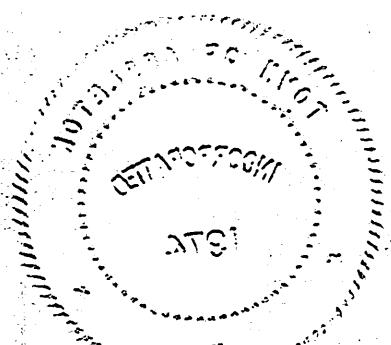
I certify that the attached Amendment No. 1, 2023 to the Town of Appleton Development Regulations has been prepared in accordance with the requirements of the *Urban and Rural Planning Act 2000*.

MCIP:



Anna Myers
Member of Institute of Planners (MCIP)





**TOWN OF APPLETON
DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2023**

BACKGROUND

The Town Council of Appleton wishes to amend its Development Regulations. The proposed amendment seeks to change the 2017-2027 Development Regulations Land Use Zoning Map. In general terms, the purpose of this change is to rezone on the Land Use Zoning Map of the Development Regulations (refer to Map A).

The Town has received an application to develop a residential subdivision in the area of Forest Hill Residential Development Scheme area. The intent of this change is to enable the development of a residential lots according to requirements of the Residential Traditional zone and Chapter 8-Subdivision of Land, in the Development Regulations, 2017-2027.

The Town Council feels that the requirements set out in the policies of the Municipal Plan, 2017-2027, section 3.1.3 which outlines the policies for the Residential Land Use designations, can be successfully applied in the Residential Development Scheme Area #1 – Forest Hill and therefore the RSDA zone is no longer necessary. The following policies from section 3.1.3 will apply:

- a. The Town is satisfied that the Forest Hill area can be developed as per the requirements of the Residential Traditional zone using the Residential Traditional Use Zone table and development standards and conditions 3.1.3 (4) (a).
- b. Future development shall meet the requirements of Chapter - Subdivision . This would address policy 3.1.3 (4) (b).
- c. The area meets the requirements of 2.5.3.2- Community-Wide Land Use and Development-Policy (13):" Allow new subdivision development in areas that can be easily connected to municipal services;" and thereby can meet the requirements of 3.1.3 (4) (c).
- d. Regarding the landscaping policy statement in 3.13 (4) (d), this can be met by the policy 2.1.3.1 (7) 'Include conditions related to landscaping in new subdivision designs, including preservation of existing trees onsite; particularly as a buffer along the back of lots.' This policy is reflected in the sub-section 6.2.10.2 of the Development Regulations which addresses landscaping in subdivisions.
- e. The four access points into this area are identified on the Land Use zoning maps as 'Point overlays: protected road access'; These will remain on the Land Use zoning map; therefore, the requirement set out in policy 3.1.3 (4) (e) is met.
- f. Furthermore, the T'Railway is identified on the Land Use Map as a Provincial Park; therefore, all the requirements under the *Parks Act, 1990* will apply; this meets the requirements of policy 3.1.3 (4) (f).

PUBLIC CONSULTATION

During the preparation of this proposed amendment, Council undertook the following initiatives so that individuals could provide input.

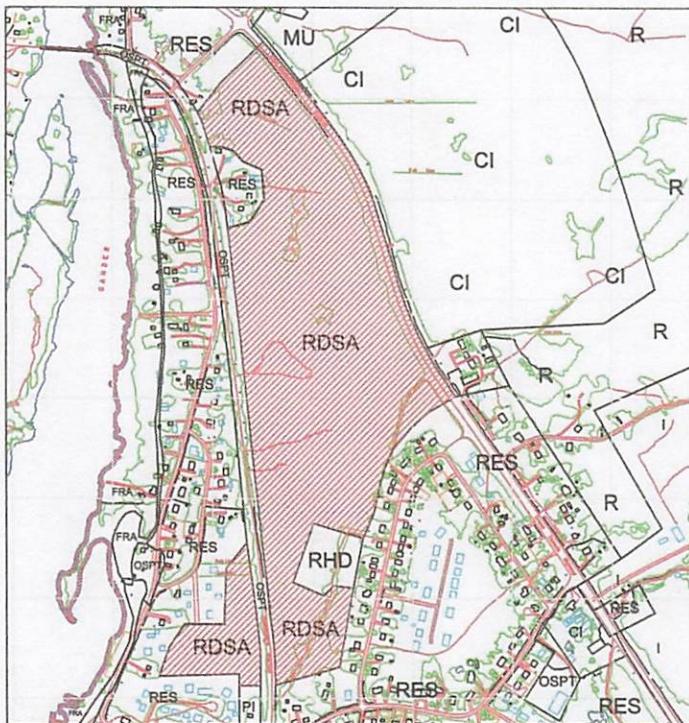
A Notice was placed in the local newspaper, the Central Wire, on February 8, 2023 and February 15, 2023 and posted at the Town Hall to inform and to invite the public for input to the proposed changes in order to allow for the rezoning of the Residential Development Scheme Area to Residential Traditional zone on the Land Use Zoning Map of the Development Regulations. The last day for public input was February 24, 2023.

No submissions were received by the Town Clerk.

DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2023.

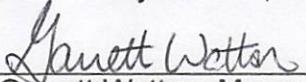
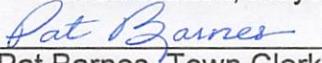
The Land Use Zoning Map proposed for amendment is as shown on the attached Development Regulations Amendment No. 1, 2023 Map.

Town of Appleton Development Regulations Amendment No. 1, 2023

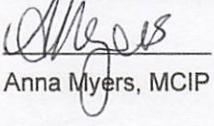


 From Residential Development Scheme Area (RDSA)
To Residential Traditional Community (RTC)

Dated at Appleton
This 13th day of June, 2023


Garrett Watton, Mayor

Pat Barnes, Town Clerk

I CERTIFY THAT THIS DEVELOPMENT REGULATIONS AMENDMENT
HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS
OF THE URBAN AND RURAL PLANNING ACT, 2000


Anna Myers, MCIP



Municipal Plan/Amendment REGISTERED

Number 0085-2023-001

Date 19 JULY 2023

Signature JGB Blanchard