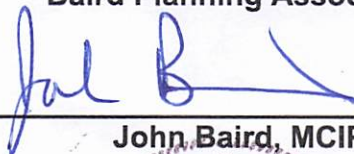


**Town of Harbour Breton
Municipal Plan
Amendment No. 2, 2025**

General Purpose Buildings in Residential Areas

**Prepared for the Town of Harbour Breton by
Baird Planning Associates**

A handwritten signature in blue ink, appearing to read 'John Baird', is written over a horizontal line.

John Baird, MCIP

October 2025



URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF HARBOUR BRETON MUNICIPAL PLAN
AMENDMENT No. 2, 2025


Under the authority of Section 16, Section 17, and Section 18 of the *Urban and Rural Planning Act 2000*, the Town Council of Harbour Breton

- a) Adopted the Harbour Breton Municipal Plan Amendment No. 2, 2025 on the 16th day of September 2025.
- b) Gave notice of the adoption of the Harbour Breton Municipal Plan Amendment No. 2, 2025 by advertisement posted on the 17th day of September 2025 on the Town's website and Facebook page.
- c) Set the 6th day of October 2025 at 7:00 p.m. at the Town Hall, Harbour Breton 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 Harbour Breton approves the Harbour Breton Municipal Plan Amendment No. 2, 2025 as adopted.

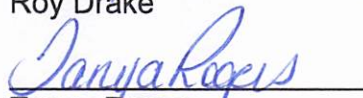
SIGNED AND SEALED this 16 day of October 2025

Mayor:


Roy Drake

(Council Seal)

Clerk:


Tanya Rogers

Municipal Plan / Amendment	
REGISTERED	
Number	<u>2110-0007-2025</u>
Date	<u>December 5, 2025</u>
Signature	<u>Sen Drake</u>



Urban and Rural Planning Act
Resolution to Adopt
Town of Harbour Breton Municipal Plan
Amendment No. 2, 2025

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Harbour Breton adopts the Harbour Breton Municipal Plan Amendment No. 2, 2025.

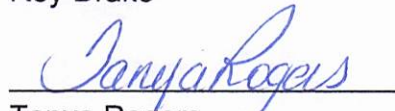
Adopted by the Town Council of Harbour Breton on the 16th day of September 2025.

Signed and sealed this 16 day of October 2025.

Mayor:


Roy Drake

Clerk:


Tanya Rogers

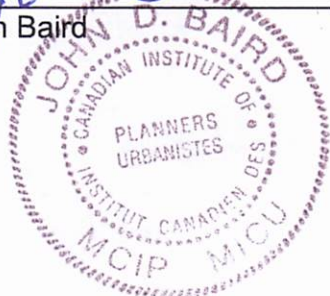


CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Municipal Plan Amendment No. 2, 2025 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

MCIP:


John Baird



Municipal Plan / Amendment
REGISTERED

Number 2110 - 0007 - 2025

Date December 5, 2025

Signature 

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Introduction

The purpose of this amendment is to give Harbour Breton Municipal Council discretionary authority to permit general purpose buildings as standalone developments on vacant lots the Residential and Mixed Development designations in the Harbour Breton Municipal Plan. It will allow Council, at its discretion, to approve a general purpose building for personal needs on a vacant lot in a residential area. It will not authorize Council to approve a general purpose building for any type of commercial use.

Public Consultation

Public notice of the proposed amendment was posted on Thursday, July 24, 2025, requesting comments no later than August 4. The notice was posted on Council's Facebook page and on bulletin boards at J & D Convenience, Jackman's One Stop and Sagona Drugs.

No written submissions were received.

Harbour Breton Municipal Plan Amendment No. 2, 2025

The Harbour Breton Municipal Plan is amended as follows:

1. Section 5.5 Residential

5.5.3 Land Use

DELETE 5.5.3 (4), which states the following:

"At Council's discretion, childcare uses, bed and breakfasts, communications, emergency services, energy generation facilities, recreational open space, small-scale livestock agriculture, and transportation uses may be permitted."

And REPLACE with the following:

*"At Council's discretion, childcare uses, bed and breakfasts, communications, emergency services, energy generation facilities, recreational open space, small-scale livestock agriculture, transportation uses, and **general purpose buildings** may be permitted."*

2. Section 5.6 Mixed Development

5.6.2 Land Use

DELETE 5.6.2 (6), which states the following:

"Other uses that may be permitted at Council's discretion include catering, cemeteries, clubs and lodges, cultural and civic uses, commercial outdoor recreation, communication uses, drinking establishments, energy generation facilities, entertainment uses, funeral homes, garden centres, general assembly uses, indoor assembly uses, light industry, mineral working, outdoor assembly uses, outdoor markets, places of worship, recreational open space, service stations, take-out food services, transportation uses, and veterinary services."

And REPLACE with the following:

*“Other uses that may be permitted at Council’s discretion include catering, cemeteries, clubs and lodges, cultural and civic uses, commercial outdoor recreation, communication uses, drinking establishments, energy generation facilities, entertainment uses, funeral homes, garden centres, general assembly uses, indoor assembly uses, light industry, mineral working, outdoor assembly uses, outdoor markets, places of worship, recreational open space, service stations, take-out food services, transportation uses, veterinary services, and **general purpose buildings.**”*