

**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

*John Baird*

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**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 16<sup>th</sup> 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 17<sup>th</sup> day of September 2025 on the Town's website and Facebook page.
- c) Set the 6<sup>th</sup> 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.

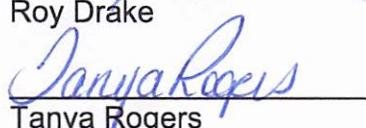
SIGNED AND SEALED this 16 day of October 2025

Mayor:

  
Roy Drake

(Council Seal)

Clerk:

  
Tanya Rogers

Municipal Plan / Amendment

**REGISTERED**

Number 2110-0001-2025

Date December 5, 2025

Signature 



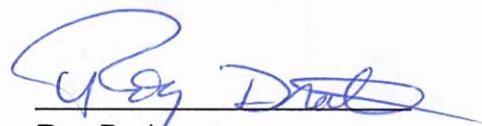
Urban and Rural Planning Act  
Resolution to Adopt  
Town of Harbour Breton Municipal Plan  
Amendment No. 2, 2025

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 16<sup>th</sup> day of September 2025.

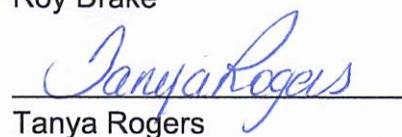
Signed and sealed this 16 day of October 2025.

Mayor:



Roy Drake

Clerk:



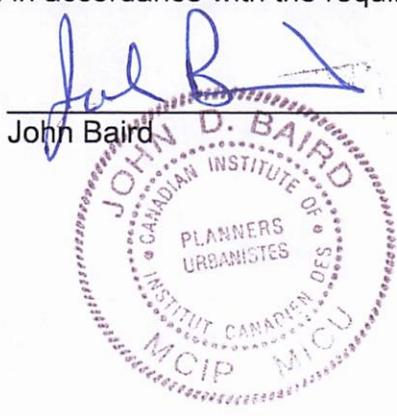
Tanya Rogers



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 <b>REGISTERED</b>	
Number <u>2110-0007-2025</u>	
Date <u>December 5, 2025</u>	
Signature <u>John Baird</u>	



## **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."*