

MUNICIPAL PLAN 2011-2021

DEVELOPMENT REGULATIONS AMENDMENT No. 12, 2015

**Rural, with Blueberry Management Unit,
To
Mixed Development**

North off Crane's Road

OCTOBER, 2015

PLAN-TECH



ENVIRONMENT

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF UPPER ISLAND COVE
DEVELOPMENT REGULATIONS AMENDMENT No. 12, 2015**

Under the authority of section 16, section 19 and section 18 of the *Urban and Rural Planning Act 2000*, the Town Council of Upper Island Cove.

- a) Adopted the Upper Island Cove Development Regulations Amendment No. 12, 2015, on the 25th day of January, 2016.
- b) Gave notice of the adoption of the Town of Upper Island Cove Development Regulations Amendment No. 12, 2015 by advertisement inserted on the 16th day and the 23rd day of February, 2016, in *The Compass* newspaper.
- c) Set the 9th day of March, 2016, at 7:30 p.m. at the Town Hall, Upper Island Cove 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 Upper Island Cove approved the Town of Upper Island Cove Development Regulations Amendment No. 12, 2015, as adopted (or as amended).

SIGNED AND SEALED this 23 day of March, 2016

Mayor: George Coleman (Council Seal)

Clerk:

Keith

5215-2016-004
Callan
April 18, 2016

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF UPPER ISLAND COVE
DEVELOPMENT REGULATIONS AMENDMENT No. 12, 2015**

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Upper Island Cove adopts the Town of Upper Island Cove Development Regulations Amendment No. 12, 2015.

Adopted by the Town Council of Upper Island Cove on the 25th day of January, 2016.

Signed and sealed this 23 day of March, 2016.

Mayor:

George Colman

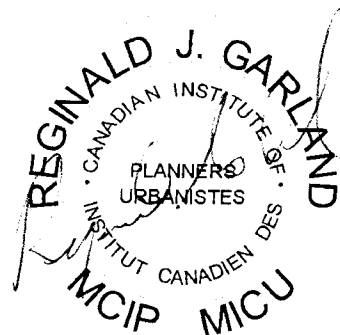
(Council Seal)

Clerk:

Neil St.

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Upper Island Cove Development Regulations Amendment No. 12, 2015, has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.



TOWN OF UPPER ISLAND COVE

DEVELOPMENT REGULATIONS AMENDMENT No. 12, 2015

BACKGROUND

The Town of Upper Island Cove proposes to amend its Development Regulations. The Council has received several inquiries for development opportunities for Crown land on the North side of Crane's Road. The Department of Natural Resources has the area designated as a Blueberry Management Unit. Aerial photos and Google Earth imagery do not reveal any commercial blueberry harvesting or other agricultural activity associated with the cultivation of blueberries.

The Upper Island Cove Land Use Zone Map has this area zoned as Rural with a Blueberry Management Unit feature. The purpose of this Amendment is to re-zone this land from Rural to Mixed Development and remove the Blueberry Management Unit feature layer from the Land Use Zone Map for the proposed development area.

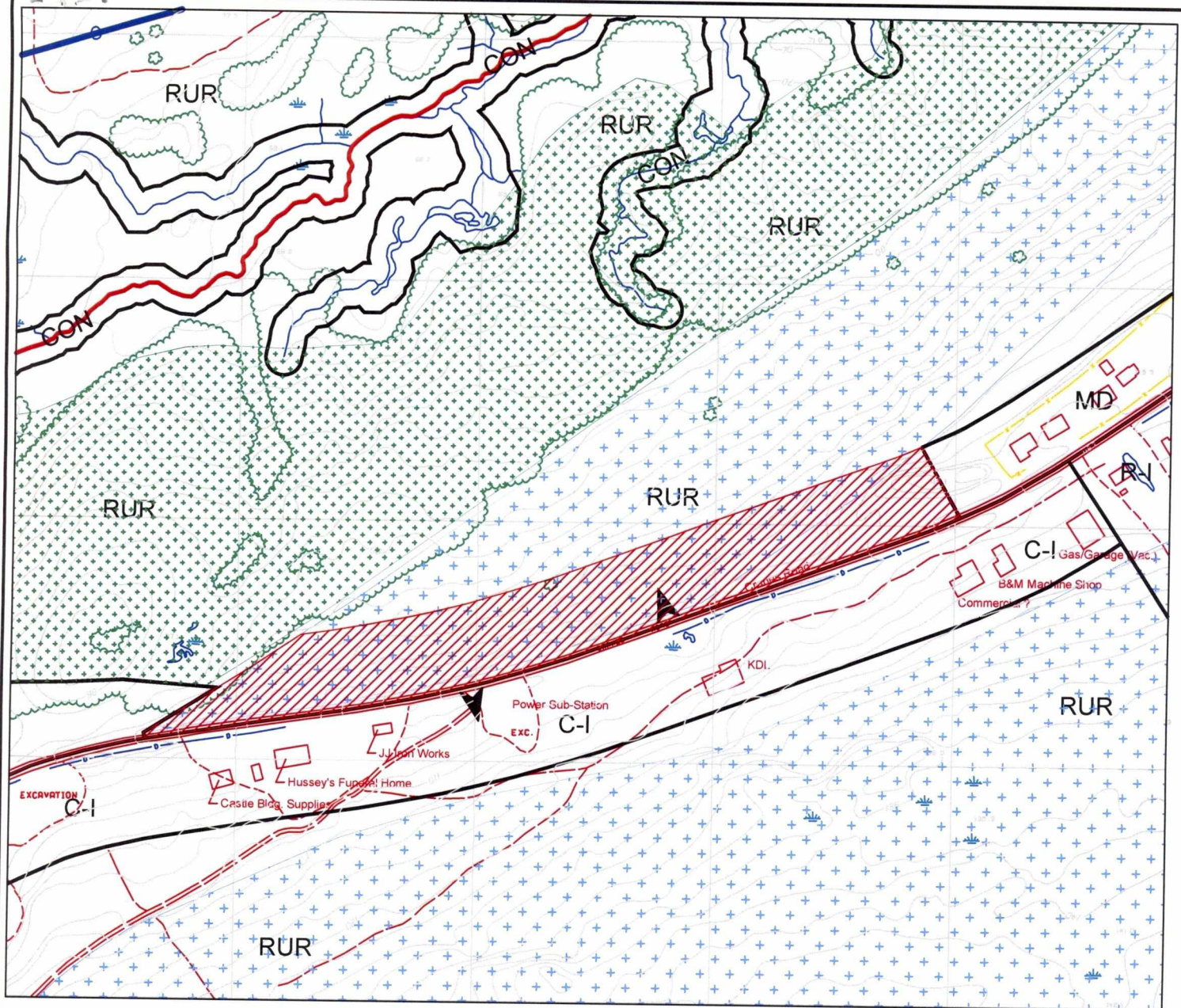
PUBLIC CONSULTATION

During the preparation of this amendment, Council undertook the following initiative so that individuals and groups could provide input to the proposed Municipal Plan Amendment. The Town Council of Upper Island Cove published a notice in *The Compass* newspaper on December 1, 2015, advertising the proposed amendment to consider comments, objections and representations from the public. The Town Council also placed the proposed amendment on display at the Town Council Office from December 1 to December 8, 2015, 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.

AMENDMENT No. 12, 2015

The Town of Upper Island Cove Development Regulations are amended by:

- A) ***Changing*** an area of land from " **Rural and Blueberry Management Unit**" to "**Mixed Development**" as shown on the attached copy of the Town of Upper Island Cove Land Use Zone Map as shown below:



**TOWN OF UPPER ISLAND COVE
MUNICIPAL PLAN 2011-2021**

LAND USE ZONE MAP

**DEVELOPMENT REGULATIONS
AMENDMENT No. 12, 2015**

Dated at Upper Island Cove

This 23 Day of March 2016

George Adams Mayor

Neil K. L. Clerk



Area to be changed from: "Rural and
Blueberry Management Unit" to

"Mixed Development"

REGISTERED

Number 5215-2016-009

Date April 18, 2016

Scale 1: 5000

PLAN-TECH



ENVIRONMENT

Seal



I certify that the attached Town of Upper Island Cove Development Regulations Amendment No. 12, 2015, has been prepared in accordance with the requirements of the Urban and Rural Planning Act.