



TOWN OF PORT HAWKESBURY BY-LAW TO AMEND THE PORT HAWKESBURY MUNICIPAL PLANNING STRATEGY

The Port Hawkesbury Municipal Planning Strategy is hereby amended as identified in bolded text below:

Chapter 3 – Land Use Policies

L-1.3.0 Within the Residential designation, it shall be the intention of Council to establish a Residential Two-Unit (R2) Zone in the Land Use By-law which permits uses such as single unit detached dwellings; duplex dwellings; semi-detached dwellings; converted dwellings to a maximum of two units; boarding or rooming houses to a maximum of six units; bed and breakfast establishments to a maximum of four units; **multiple-unit dwellings with three (3) to five (5) units**; and, parks and community centres subject to the Recreation Open Space (O1) Zone requirements

Chapter 5 - Implementation

5.5 Site Plan Approval

Site Planning is a tool in the Municipal Government Act that enables a municipality to negotiate certain items with a developer as a condition of receiving a development permit. In the Port Hawkesbury Plan Area, multiple-unit residential developments with three (3) to five (5) units in the Residential Two-Unit (R-2) zone shall be subject to Site Plan Approval. This will allow additional review by the Development Officer of the layout of any structures, parking, landscaping and screening, refuse collection areas and amenity areas. The proposed site plan will need to satisfy evaluation criteria outlined in the Land Use By-law. Site Plan Approval will also help to ensure that developments are designed to properly interface with adjacent land uses.

Policy I-20 No development permit for new structures or additions shall be issued for a multiple-unit residential dwelling in the Residential Two-Unit (R-2) zone unless a site plan has been approved by the Development Officer.

Policy I-21 Criteria for the review of Site Plan Approval applications shall be established in the Land Use By-law.

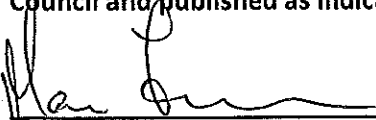
This is to certify that the By-law, of which this is a true copy, was passed at a duly called meeting of the Council for the Town of Port Hawkesbury on February 17, 2014.

Given under the hand of the Chief Administrative Officer and under the corporate seal of the said Municipality this 21 day of February, 2014.

Maris Freimanis, P.Eng.
Chief Administrative Officer

Date of First Reading:	<u>January 14, 2014</u>
Dates of Advertisements of Notice of Intent to Consider:	<u>January 29, 2014 & February 5, 2014</u>
Date of Second Reading:	<u>February 17, 2014</u>
Date of Advertisement of By-law Passage and Approval:	<u>April 16, 2014</u>
Date of Mailing Certified Copy to SNSMR:	<u>February 26, 2014</u>

I certify that this By-law to Amend the Port Hawkesbury Municipal Planning Strategy was adopted by Council and published as indicated above.



Maris Freimanis P. Eng.
Chief Administrative Officer

April 16, 2014
Date