

TOWN OF EASTPORT
DEVELOPMENT REGULATIONS AMENDMENT NO. 24-01
MAP AMENDMENT FOR CONSTRUCTION YARD

URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

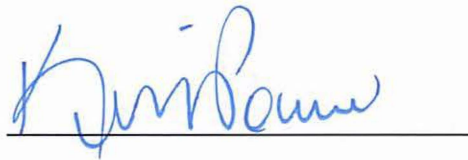
TOWN OF EASTPORT DEVELOPMENT REGULATIONS AMENDMENT DR24-01

Under the authority of section 16 of the *Urban and Rural Planning Act, 2000*, the Town Council of Eastport adopts the Town of Eastport Development Regulations Amendment DR24-01.

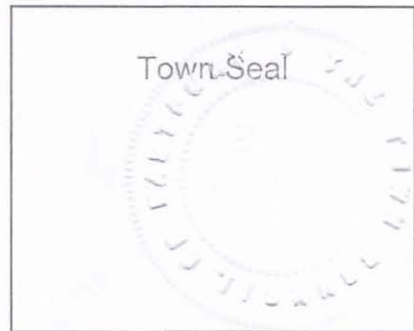
Adopted by the Town Council of Eastport on the 23rd day of April, 2025.

Signed and sealed this 28th day of May, 2025.

Mayor:



Clerk:



Canadian Institute of Planners Certification

I certify that the attached Town of Eastport Development Regulations Amendment DR24-01 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP:

Andrew Smith, MCIP



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO APPROVE

TOWN OF EASTPORT DEVELOPMENT REGULATIONS AMENDMENT DR24-01

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

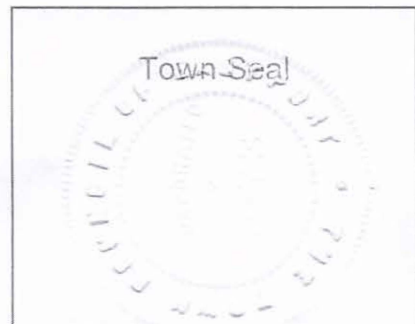
1. Adopted the Town of Eastport Development Regulations Amendment DR24-01 on the 23rd day of April, 2025;
2. Gave notice of the adoption of the Town of Eastport Development Regulations Amendment DR24-01 and public hearing by posting:
 - a. on the Town's Facebook website on the 30th day of April, 2025 and on the 7th day of May, 2025;
 - b. notice signage in the Town Office on the 30th day of April, 2025;
 - c. notice signage in the Eastport Freshmart on the 1st day of May, 2025; and
 - d. notice signage in two conspicuous places in the area affected by the amendment on the 30th day of April, 2025, which included signage near the property subject to the amendment;
3. Set the 15th day of May, 2025 at 7:00 p.m. at the Society of United Fishermen (SUF) Hall in the Town of Eastport 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 Eastport approves the Town of Eastport Development Regulations Amendment DR24-01 on the 28th day of May, 2025 as adopted.

Signed and sealed this 28th day of May, 2025.

Mayor:

Clerk:



Canadian Institute of Planners Certification

I certify that the attached Town of Eastport Development Regulations Amendment DR24-01 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP: Andrew Smith, MCIP

Development Regulations/Amendment	
<u>REGISTERED</u>	
Number	<u>1490 - 0002 - 2025</u>
Date	<u>July 8, 2025</u>
Signature	<u>Doni Garry</u>



A. Smith

Background

The purpose of this map amendment is to rezone lands south of Main Street (the Subject Property) from 'Residential (R)' to 'Rural (RU)' to accommodate a commercial construction yard business. A construction yard is a discretionary use in the RU zone. The business would be owned and operated by the landowner of the adjacent residential property to the north of the Subject Property. The lands are privately held and the subsequent approval of an access is subject to discretionary approval of Council pursuant to regulation 46.

Municipal Plan policies guiding this amendment include:

9. Backlot Development

(1) At its discretion, Council may permit the creation of backland lots insofar as the development uses land efficiently, is economical for the delivery of municipal services, preserves the Town's natural and historic character, and does not isolate nearby parcels of and in a way that would preclude them from being developed in the future.

2. [Rural Designation] Land Uses

(4) At Council's discretion, limited types of commercial development may be permitted, where such uses are complementary to permitted uses and would not significantly affect the existing character and environmental integrity of the area.

Public Consultation

The proposed amendment was posted on the Town's Facebook account on January 3, 2025. Residents were provided an opportunity to provide comments by January 31, 2025. Two submissions were received.

Development Regulations Amendment No. 24-01


The Town of Eastport Development Regulations' (2011-21) Land Use Zoning – Map1 and Map2 are hereby amended as per the attached DRA24-01 amending map, which rezones the Subject Property from 'Residential (R)' to 'Rural (RU)'.



Town of Eastport
DR24-01


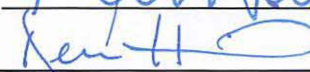
Town Approval
Stamp / Seal

**Development Regulations (2011-21)
Land Use Zoning - Map1 & Map2**

 From Residential (R) to Rural (RU)



Dated at Town Hall, Eastport, NL
this 29 day of may, 2025.

Mayor: 
Clerk: 

Planner Certification
Stamp

Provincial
Registration Stamp

I certify that this Development Regulations amendment was prepared in accordance with the Urban and Rural Planning Act, 2000.







Development Regulations/Amendment
REGISTERED

Number 1490-0002-2025

Date July 8, 2025

Signature 