

**TOWN OF PORT REXTON  
DEVELOPMENT REGULATIONS  
AMENDMENT NO. 1, 2024**

**Rezoning Rural to Village  
Proposed Multi-unit Residential Building  
Batson's Road**

**Prepared by:  
Mary Bishop, FCIP  
July, 2024**

**URBAN AND RURAL PLANNING ACT  
RESOLUTION TO ADOPT  
TOWN OF PORT REXTON  
DEVELOPMENT REGULATIONS AMENDMENT NO. 1, 2024**

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Port Rexton adopts Development Regulations Amendment No. 1, 2024.

Adopted by the Town Council of Port Rexton on the 2<sup>nd</sup> day of October, 2024.

Signed and sealed this 6 day of Nov, 2024.

Mayor: Dean Bailey  
Dean Bailey

Clerk: Tina Toope  
Tina Toope

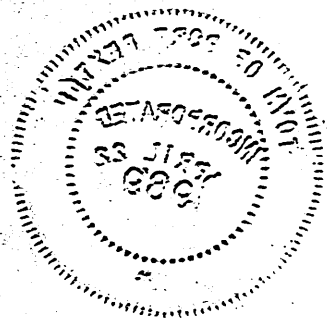
**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached Development Regulations Amendment No.1, 2024 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act 2000*.

Mary Bishop

Mary Bishop, FCIP





**URBAN AND RURAL PLANNING ACT  
RESOLUTION TO APPROVE  
TOWN OF PORT REXTON  
DEVELOPMENT REGULATIONS AMENDMENT NO. 1, 2024**

Under the authority of Sections 16, 17 and 18 of the *Urban and Rural Planning Act 2000*, the Town Council of Port Rexton

1. Adopted Development Regulations Amendment No. 1, 2024 on the 2<sup>nd</sup> day of October, 2024.
2. Gave notice of the adoption of Development Regulations Amendment No. 1, 2024 by advertisement posted on October 4, 2024 on the Town's social media channels and at the Town Hall, Post Office, Port Rexton Freshmart and Value Grocer stores.
3. Set the date of Monday, October 21<sup>st</sup>, 4:00pm at the Port Rexton Town Hall for the holding of a Public Hearing to receive objections and other representations for consideration by the Public Hearing Commissioner.
4. As no submissions were received by the advertised deadline set out in the Public Notice, Council cancelled the Public Hearing.

Now under the authority of Section 23 of the *Urban and Rural Planning Act 2000*, the Town Council of Port Rexton approves Development Regulations Amendment No. 1, 2024 on the 6<sup>th</sup> day of November, 2024.

SIGNED AND SEALED this 6 day of November, 2024.

Mayor: Dean Bailey  
Dean Bailey

Clerk: Tina Toope  
Tina Toope

Development Regulations/Amendment	
<b>REGISTERED</b>	
Number	<u>3965-004-2025</u>
Date	<u>7 JAN 2025</u>
Signature	<u>[Signature]</u>



1. The first step in the process is to identify the problem. This involves gathering information about the situation and understanding the needs of the stakeholders involved.

[illegible]

For the sake of clarity, I would like to state that the Commission is not making a finding of a breach of the law. The Commission is only making a finding of a breach of the law. The Commission is only making a finding of a breach of the law.

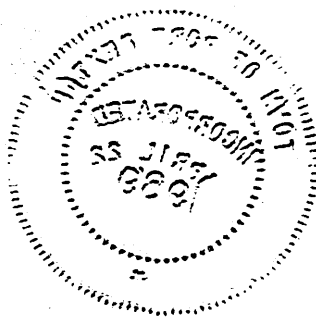
100-443887-1000

[illegible]

DATE \_\_\_\_\_ TO YOU \_\_\_\_\_ AND PLEASE DON'T FORGET

1953 12 12

*[Signature]*



# **TOWN OF PORT REXTON DEVELOPMENT REGULATIONS AMENDMENT NO. 1, 2024**

## **BACKGROUND**

This amendment to the Development Regulations is intended to comply with Municipal Plan Amendment No. 1, 2024.

The Town of Port Rexton has received an application for development of a 12-unit residential building located on the east side of Batson's Road, just north of the NL Power Transmission line. The property is 1.62 ha with frontage on Batson's Road. The proposed development, funded CMHC's Housing Accelerator Fund (HAF), will include an extension of Batson's Road to the property to enable the development to meet the Town's requirements for development to front on a publicly maintained street.

## **MUNICIPAL PLAN POLICY**

In the Municipal Plan, the subject property is designated Rural. This land use designation does not permit residential dwellings. In considering the proposed development and recognizing a need for housing in the Town, the Council has prepared Municipal Plan Amendment No. 1, 2024 to extend the Village Land Use designation along the street, and to redesignate additional land on the west side of Batson's Road to the Village land use designation.

## **DEVELOPMENT REGULATIONS**

The property that is the subject of the application and the additional lands included in Municipal Plan Amendment No. 1, 2024, are zoned Rural in the Development Regulations. To comply with the Municipal Plan Amendment, the lands in question will be rezoned to the Village Land Use Zone.

Development will be required to comply with the standards and conditions for permitted and discretionary uses included in the Village land use zone.

Within the Village land use zone, apartment buildings containing more than four residential dwelling units may be approved at the discretion of Council.

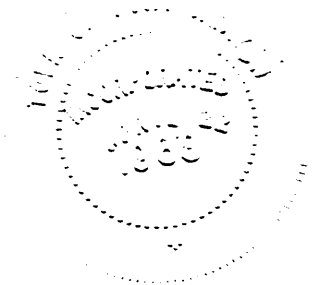
## **CONSULTATION**

Consultation with provincial agencies and the public for this amendment was the same as that for Municipal Plan Amendment No. 1, 2024.

## **AMENDMENT**

The Port Rexton Development Regulations shall be amended as follows:

1. By rezoning lands along Batson's Road from the Rural land use zone to the Village land use zone as shown on the attached Land Use Zoning Map.

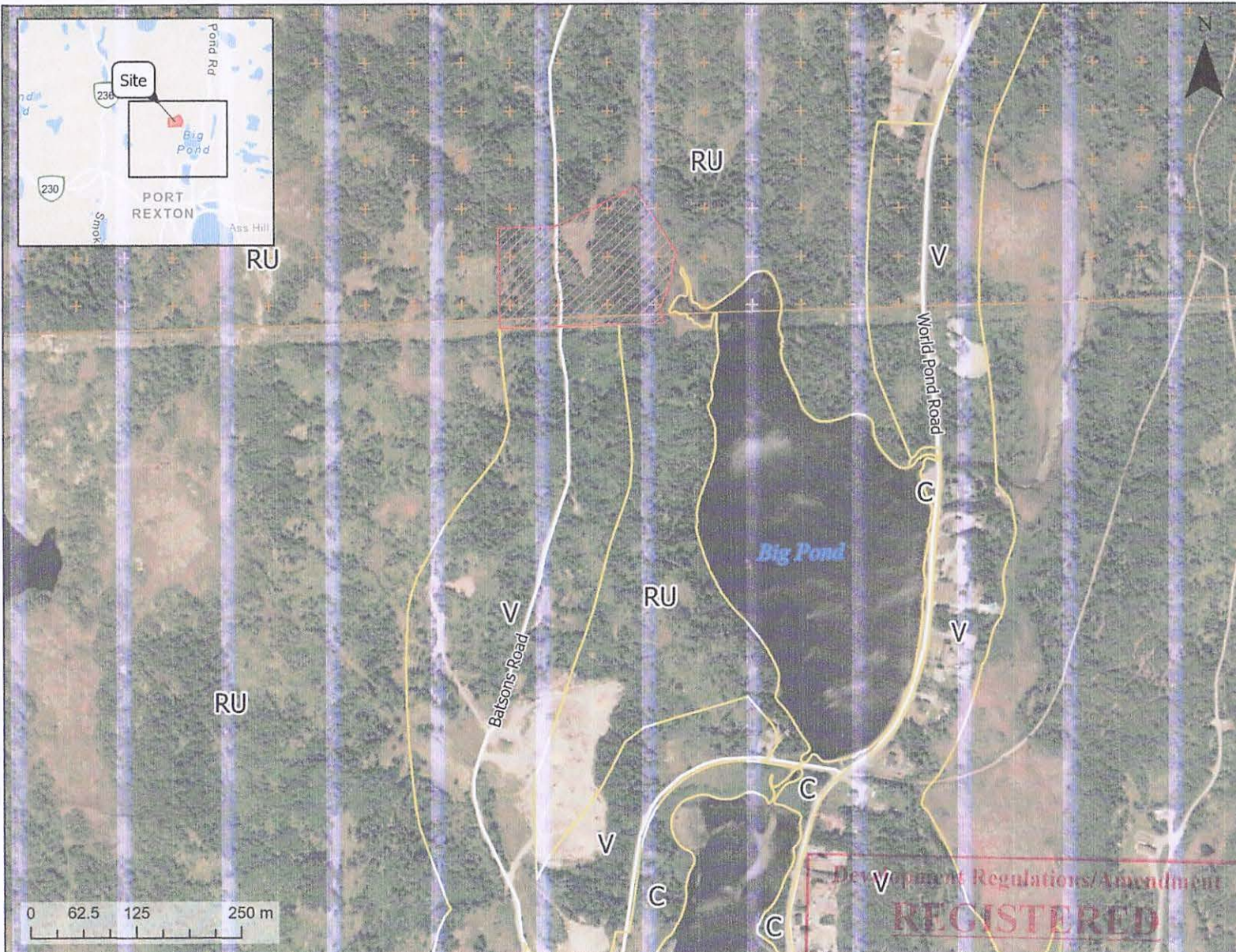


APPROVED

The Port of New York Development Corporation shall be deemed as follows:

1. By reason of the fact that the Port of New York Development Corporation is a public body, the Village and use zone as shown on the attached Land Use Zoning Map.






Dated: AUG 22, 2024

# Town of Port Rexton

## Development Regulations Amendment No. 1, 2024 Land Use Zoning Map

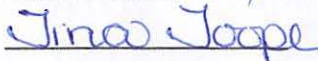
 From: Rural (RU)  
To: Village (V)



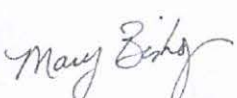

Dated at Port Rexton, Newfoundland and Labrador

This 16, Day of November  
2024

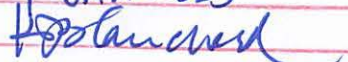
  
Mayor, Dean Bailey

  
Town Clerk, Tina Toope

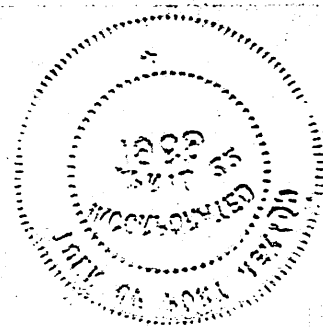
I certify that this Development Regulations amendment for the Town of Port Rexton has been prepared in accordance with the requirements of the Urban and Rural Planning Act 2000:

Mary Bishop: RRP, MCIP, FCIP

Development Regulations/Amendment  
**REGISTERED**  
Number 3965-004-2025  
Date 7 JAN 2025  
Signature 

RECEIVED JULY 10 1967  
FEDERAL BUREAU OF INVESTIGATION  
U.S. DEPARTMENT OF JUSTICE  
WASHINGTON, D.C. 20535



TO: DIRECTOR, FBI  
FROM: SAC, NEW YORK  
SUBJECT: [illegible]

RE: [illegible]  
[illegible]  
[illegible]

1. [illegible]  
2. [illegible]  
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4. [illegible]  
5. [illegible]

Very truly yours,  
[illegible signature]  
Special Agent in Charge