

**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

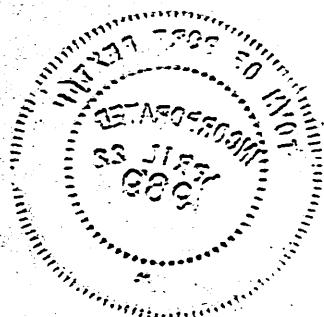
CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

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	3965-004-2025
Date	7 JAN 2025
Signature	<u>Tina Toope</u>



СОВЕТСКАЯ АРМИЯ ОБРАЩАЕТСЯ  
К СОВЕТСКИМ ГОРОДОВОМУ  
И МЕДИАЦИОННОМУ  
СОВЕТУМ ПО ПРОСЛЕДИТЬ

ПОДСТАВЛЕННЫЕ ВОЕННОМУ СУДУ ВС СССР ДОКУМЕНТЫ ОБОЗНАЧЕННЫЕ  
СОВЕТСКОЙ АРМИЕЙ ПОДЧИДАЮЩИЕ СОВЕТСКИЙ ГОРОДОВОЙ И МЕДИАЦИОННЫЙ

СОВЕТЫ КОМПАНИИ ПО ПРОСЛЕДИТЬ

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# **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.

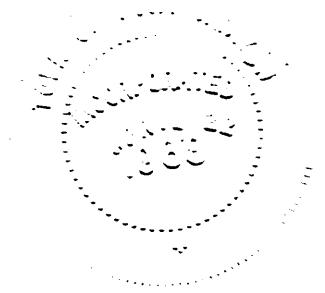
## **CONSULTATION**

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.

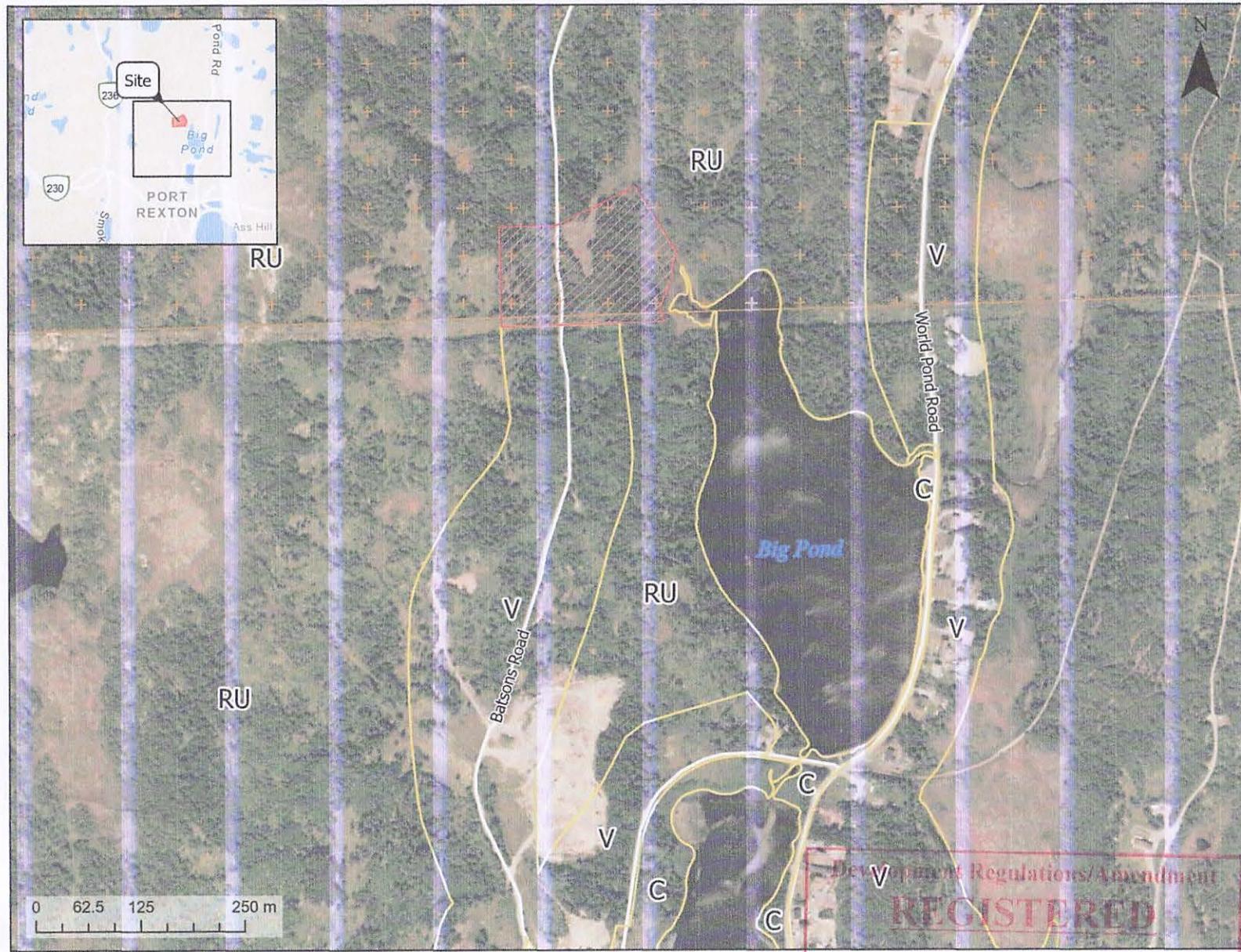


Revillot et Bégin, et l'autre à l'application d'un effet

de force sur l'ordre (qui est le droit à l'autre d'agir) et l'autre à l'application d'un effet

de force sur l'autre (qui est le droit à l'autre de l'agir).  
C'est à dire que l'ordre et l'autre sont deux types de droits.





Dated: AUG 22, 2024

Number 3965-004-2025  
Date 7 JAN 2025  
Signature H. Blanck

## 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 6, Day of November  
2024

Dean Bailey  
Mayor, Dean Bailey

Jina Joope

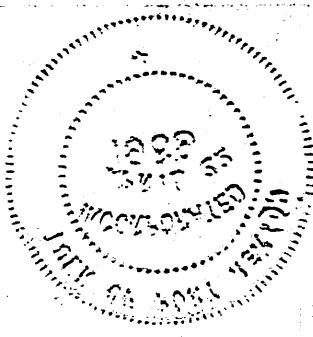
Town Clerk, Tina Toope

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 Beth



Mary Bishop: RRP, MCIP, FCIP



16 NOV 1901  
GÖTEBORG SWEDEN  
POST