TOWN OF PORT REXTON
MUNICIPAL PLAN AMENDMENT
NO. 2, 2024

Text amendment to increase housing options through the Housing Accelerator Fund (HAF)

We6 planning group

Prepared by:
Elaine Mitchell, RPP, MCIP
November, 2024

RESOLUTION TO ADOPT
TOWN OF PORT REXTON
MUNICIPAL PLAN AMENDMENT NO. 2, 2024

Under the authority of Section 16 of the **Urban and Rural Planning Act 2000**, the Town Council of Port Rexton adopts Municipal Plan Amendment No.2, 2024.

Adopted by the Town Council of Port Rexton on the 11th day of June, 2025.

Signed and sealed this 11th day of June, 2025.

Mayor: _____
Dean Bailey

Clerk: _____
Cathy Piercey

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Municipal Plan Amendment No. 2, 2024 has been prepared in accordance with the requirements of the **Urban and Rural Planning Act, 2000.**

ELAINE MITCHELL
CANADIAN INSTITUTE OF PLANNERS
INSTITUT CANADIEN DES URBANISTES
MCIP MICU

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Elaine Mitchell, RPP, MCIP

RESOLUTION TO ADOPT
TOWN OF FORT FRASER
MUNICIPAL PLAN AMENDMENT NO. 2, 2024

Under the authority of Section 10 of the Local Government Act, 2007, the Town Council of Fort Fraser adopts Municipal Plan Amendment No. 2, 2024.

A public hearing by the Town Council of Fort Fraser on the 11th day of June, 2024.

Signed and sealed this 11th day of June, 2024.

Mayor _____
Dean Kelly

CAO _____
Corey Plamondon

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I hereby certify that the attached Municipal Plan Amendment No. 2, 2024 has been prepared in accordance with the requirements of the Urban and Rural Planning Act, 2009.

_____
Denise Mulder, MCIP

URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF PORT REXTON
MUNICIPAL PLAN AMENDMENT NO. 2, 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 Municipal Plan Amendment No. 2, 2024 on the 11th day of June, 2025.

2. Gave notice of the adoption of Municipal Plan Amendment No. 2, 2024 by notices placed in at least two conspicuous places in Port Rexton (Town Hall, Post Office, Port Rexton Freshmart) and posted on the 13th day of June, 2025 on the Town's website and social media.

3. Set the 2nd day of July, 2025 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. There being no objections or representations in response to the Public Hearing Notice, the Public Hearing was cancelled.

Now under Section 23 of the **Urban and Rural Planning Act 2000**, the Town Council of Port Rexton approves Municipal Plan Amendment No. 2, 2024 on the 9th day of July, 2025.

SIGNED AND SEALED this 9TH day of JULY, 2025.

Mayor: Dean Bailey
Dean Bailey

Clerk: Cathy Piercey
Cathy Piercey

Municipal Plan/Amendment
REGISTERED
Number 3965-0006-2025
Date August 21, 2025
Signature Lori Evans

TOWN OF PORT REXTON
INCORPORATED
APRIL 22
1966

MUNICIPAL PLAN AMENDMENT NO. 2, 2024

INTRODUCTION

The Town of Port Rexton Municipal Plan and Development Regulations have been in effect since October 2023. The Town is now proposing to amend the current Plan and Development Regulations, and this report has been prepared to explain the proposed change and serve as a basis for consideration by the general public before it is approved by Council and submitted to the Department of Municipal and Provincial Affairs[1] for registration.

BACKGROUND

In September 2023, an application to the Canada Mortgage and Housing Corporation (CMHC) for funding under its Housing Accelerator Fund (HAF) was submitted by Otter Housing Association on behalf of the Town of Port Rexton. The HAF is a national program that provides incentive funding to local governments to encourage local initiatives that remove barriers to housing supply, accelerate the growth of new dwelling units, and support the development of complete, low-carbon and climate-resilient communities which are affordable, inclusive, equitable, and diverse.

The HAF application was successful, and an agreement was signed in early 2024. Approximately $900,000 has been allocated for several initiatives including a project to upgrade and extend Batson's Road to a property proposed for development of a multi-unit residential building. The upgrading of Batson's Road will facilitate development of new building lots along Batson's Road and contribute to increasing the supply of accessible land for housing in the Town. Port Rexton Municipal Plan Amendment No. 1, 2024 and Development Regulations Amendment No. 1, 2024 have been approved by Council to redesignate and rezone the property from Rural to Village to accommodate a 12-unit development providing affordable housing that enables individuals and families to integrate into the community and came into legal effect on January 31, 2025.

Municipal Plan Amendment No. 2, 2024 is intended implement the HAF initiatives by encouraging new housing throughout Port Rexton by accommodating:

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[1] As of May 9, 2025, the name of this department has been changed to the Department of Municipal Affairs and Community Engagement.

- accessory dwelling units in the form of garden suites and subsidiary apartments,
- ancillary residential units such as worker's accommodation or supportive housing in a commercial or institutional building in the Commercial and Community Service land use designation and zone, and
- modular housing as a construction form.

Municipal Plan Policy

The Community Vision set out in section 3.1 of the Municipal Plan recognizes the growth of Port Rexton.

> Within the unique scenic and natural environment that defines Port Rexton, our desired future is one of a renewed, and revitalized community within the region, where our population increases to include people of all ages living, working and socializing together; where quality municipal services and opportunities for recreation continue to attract new residents, visitors, and business investment.

Achieving this vision requires a supply of available, adequate and affordable housing. Council wishes to strengthen its Municipal Plan and Development Regulations to provide opportunities for new dwelling units throughout the community.

CONSULTATION

Provincial Interests

As municipal piped services are not available in Port Rexton, all forms of new housing development will require the design and installation of an on-site septic system and well. The Department of Digital Government and Service NL[2] were consulted to determine whether there are any special considerations related groundwater or septic disposal for multi-unit buildings, accessory dwelling units, and ancillary housing. A virtual meeting was held with the Manager of Operations, with the Government Service Centre (Clarenville office), Department of Digital Government and Service NL, along with two environmental health officers and the design approval technician. This meeting clarified the following:

- all changes in the intensity of a use will require approval by the Government Service Centre to ensure that the on-site septic system is adequate,

[2] As of May 9, 2025, the name of this department has been changed to the Department of Government Modernization and Service Delivery

- in most cases, the addition of an accessory dwelling unit will require an upgrade to the existing on-site septic system or the installation of a separate system of the new unit,
- additional land may be required to accommodate an additional septic system and disposal field on an existing lot to provide a separation from the existing system and well,
- multi-unit buildings will require a larger septic system which must be reviewed by the Engineering Division, Department of Digital Governance and Service NL (Mount Pearl office),
- there are septic systems pre-approved by the Provincial Government,
- the design approval technician conducts a review of buildings for fire and life safety and building accessibility, and
- recreational vehicles such as trailers or campers used from full-time residential occupancy must be connected to an approved septic system and well.

Public Consultation

The **Urban and Rural Planning Act, 2000** requires municipalities to provide the public with an opportunity to comment on proposed amendments to a Municipal Plan and Development Regulations.

An opportunity for public comment on the proposed amendment was provided by posting notices on the Town's website and Facebook pages, at the Town Hall, the Post Office, the Port Rexton Freshmart, and Value Grocery store on March 21st with a deadline for comments by April 7,2025.

One submission was submitted to Council which outlined the following matters:

- Concern about regulations to ensure that multiple recreational vehicles or trailers are not placed on a lot with an existing residence and the suggestion that Council should consider developing a separate area for trailers, campers and RVs.
- Objection to deleting the requirement for public notice for buildings greater than two storeys based on a concern that careful consideration of its heritage character, the Town will lose qualities that appeal to residents and visitors.

Council met on April 18, 2025, and after careful consideration of this submission, decided that the amendment should be changed to retain the requirement in the Development Regulations for the Village zone (section 8.7.3) that buildings greater than 2 storeys be subject to public notice.

PORT REXTON MUNICIPAL PLAN AMENDMENT NO. 2, 2024
The Port Rexton Municipal Plan shall be amended as follows:

1. Adding Policy G-19 Construction Forms after Policy G-18 Salmon Cove River:

   "**Policy G-19 Construction Forms**
   It shall be the policy of Council to recognize all construction forms including modular housing."

2. Add to section 3.3 Community-Wide Land Use Objectives, the following objective:
   "• Support the development of housing which is inclusive and affordable."

3. Replace the first objective in section 4.2.1 Village Objectives as follows:
   "• Maintain the quality of residential areas by allowing for a range of housing types which are inclusive and affordable."

4. Add Policy V-7 Accessory Dwelling Units in section 4.2.2 Village Land Use Policies:

   "Policy V-7 Accessory Dwelling Units
   Accessory dwelling units in the form of subsidiary apartments and garden suites will be permitted on lots with an existing dwelling unit subject to approval by the Government Service Centre, Department of Government Modernization and Service Delivery."

5. Replace policy CCS-1 Primary Uses, subsection 9) in section 4.3.2 Commercial and Community Service Land Use Policies as follows:

   "9) Residential uses such as single dwellings, hostels, ancillary residential units in the form of worker's accommodation or supportive housing in commercial and institutional buildings, seniors housing, and small apartment buildings."