

**TOWN OF PORT BLANDFORD
DEVELOPMENT REGULATIONS**

DEVELOPMENT REGULATIONS AMENDMENT No. 3, 2016

URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF PORT BLANDFORD DEVELOPMENT REGULATIONS
AMENDMENT NO. 3, 2016

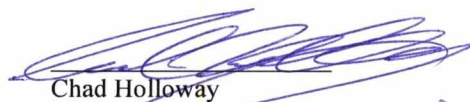
Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act 2000*, the Town Council of Port Blandford

- a) adopted the Port Blandford Development Regulations Amendment No. 3 on the 6th day of April, 2016,
- b) gave notice of the adoption of the Port Blandford Development Regulations Amendment No. 3, 2016 by advertisement inserted on the 14th day and the 21th day of April, 2016 in the Packet newspaper.
- c) set the 9th day of May, 2016 at 7:00 p.m. at the Town Hall, Port Blandford 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 Port Blandford approves the Port Blandford Development Regulations Amendment No. 3, 2016 as adopted.

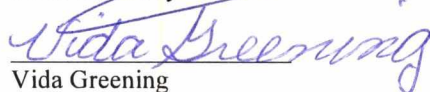
SIGNED AND SEALED this 18th day of May, 2016

Mayor:


Chad Holloway

(Council Seal)

Clerk:


Vida Greening

Development Regulations/Amendment	
REGISTERED	
Number	3945-2016-010
Date	July 12 2016
Signature	

URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF PORT BLANDFORD
DEVELOPMENT REGULATIONS AMENDMENT No. 3, 2016

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Port Blandford adopts the Port Blandford Development Regulations Amendment No. 3, 2016.

Adopted by the Town Council of Port Blandford on the 6th day of April, 2016.

Signed and sealed this 18th day of May, 2016.

Mayor:


Chad Holloway

Clerk:

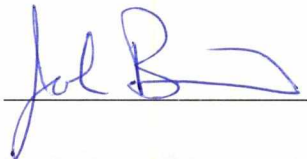

Vida Greening

(Council Seal)

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Development Regulations Amendment No. 3, 2016 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

MCIP:





TOWN OF PORT BLANDFORD
DEVELOPMENT REGULATIONS AMENDMENT No. 3, 2016

BACKGROUND

Amendment No. 3 to the Port Blandford Development Regulations is enacted to comply with Amendment No. 3 to the Port Blandford Municipal Plan.

The Town of Port Blandford wishes to amend the Rural Resource Zone to authorize Council to permit the development of campgrounds in appropriate locations and circumstances. It also wishes to include in the amendment a list of conditions that will apply to the approval of a campground.

PUBLIC CONSULTATION

On July 24, 2015 Council posted the attached public notice of the proposed amendment on notice boards in the following establishments: Town Office, Canada Post, The Corner Stop Gas Bar, Rudy's Gas Bar, Royal Canadian Legion, and the Town website (www.portblandford.com). The notice asked for comments by August 5th. No comments were received.

DEVELOPMENT REGULATIONS AMENDMENT No. 3, 2016.

Amendment No. 3 to the Port Blandford Development Regulations includes the following changes:

(1) Schedule A - Definitions.

ADD the following definition to Schedule A:

***CAMPGROUND** means an area of land, managed as a unit, for the accommodation of any combination of three (3) or more tents, recreational vehicles, or travel trailers used on a short term or seasonal basis, and where the accessory uses could include an administrative office, clubhouse, snack bar, laundry, convenience store, swimming pool, washroom, and recreational facility.*

(2) Schedule C – Use Zone Tables

Make the following changes to the Rural Resource Zone in Schedule C.

ADD “campground” as a Discretionary Use Class.

ADD the following condition:

9. Campgrounds

- (1) A proposal for a campground will require a development plan satisfactory to Council, containing the following information:*
 - (a) Location and size of operation, including number of campsites and other proposed facilities.*
 - (b) Internal roads and accesses*
 - (c) Parking areas*
 - (d) Accessory uses such as laundry and storage facilities, washrooms, showers, convenience store, and outdoor and indoor recreation facilities*
 - (e) Water supply and wastewater disposal*
 - (f) Landscaping*

- (g) *Buffers and screening between the site and other land uses*
 - (h) *Delineation of the property on a legal survey*
 - (i) *Where deemed necessary by Council, a phasing plan for development.*
- (2) *All campsites and on-site facilities that form part of the development will be accessible only via the internal road network of the development.*
- (3) *Council may require the development to include suitable buffers and screening where the development that abuts an existing or future public street or residential area.*
- (4) *The development permit will specify the maximum number of campsites that will be permitted on the site.*
- (5) *No expansion or alteration, other than repairs and maintenance, will take place without the approval of Council.*
- (6) *The operation will comply with all bylaws and regulations of Council pertaining to noise and unruly behaviour.*
- (7) *If deemed necessary by Council, a deposit to cover the cost of buffers and screening shall be deposited with Council until the work is completed according to the approved plan.*