

**TOWN OF PORT BLANDFORD
DEVELOPMENT REGULATIONS**

DEVELOPMENT REGULATIONS AMENDMENT No. 7, 2018

URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF PORT BLANDFORD
DEVELOPMENT REGULATIONS AMENDMENT No. 7, 2018

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. 7, 2018.

Adopted by the Town Council of Port Blandford on the 17th day of September 2018.

Signed and sealed this 17 day of October 2018.

Mayor:


Chad Holloway

Town Clerk-Manager:


Vida Greening

(Council Seal)

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Development Regulations Amendment No. 7, 2018 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

MCIP:





Development Regulations/Amendment	
REGISTERED	
Number	<u>3945-2019-011</u>
Date	<u>April 16, 2019</u>
Signature	<u>Maury Olney</u>

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BACKGROUND

Amendment No. 7 to the Port Blandford Development Regulations is adopted by Council to add “wharf” and “marina” as Discretionary Use Classes in the Conservation Buffer (CB) zone. Council’s intent is to approve an application by Fisheries and Oceans Canada to replace the existing government wharf on the Port Blandford waterfront. Council also wishes to facilitate potential for future development of a marina.

The Conservation Buffer zone corresponds to the Environmental Protection Area (Conservation Buffer) designation in the Port Blandford Municipal Plan. A corresponding amendment to the Municipal Plan is not regarded as necessary because “wharf” and “marina” conform to the following policy statement (emphasis added) in Section 3.8.5 of the Plan (page 35).

3.8.5 Permitted uses in Environmental Protection Area (Conservation Buffer) include conservation and passive recreation. Compatible or complementary uses may also be permitted at Council's discretion.

PUBLIC CONSULTATION

Public notice of the proposed amendment was published by advertisement in the Packet newspaper on Thursday, August 23, 2018 providing a period up to 3:00 p.m. on September 5 for written comments or objections. No comments were received by the deadline.

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Amendment No. 7 to the Port Blandford Development Regulations includes the following:

1. In Schedule C – Conservation Buffer Use Zone Table

ADD “*wharf*” and “*marina*” to the list of Discretionary Uses.

2. In Schedule A - Definitions

ADD

WHARF means a commercial or recreational wharf or slipway structure extending into a body of water, but does not include a marina.

MARINA means a wharf or basin together with associated facilities and services such as slips, moorings, repairs, storage, sales, rentals, and refuelling available for watercraft. It may also include an associated boathouse or shed.