

**TOWN OF PORT BLANDFORD  
DEVELOPMENT REGULATIONS AMENDMENT NO. 1, 2004**

**URBAN AND RURAL PLANNING ACT  
RESOLUTION TO APPROVE  
TOWN OF PORT BLANDFORD  
DEVELOPMENT REGULATIONS AMENDMENT NO. 1, 2004**

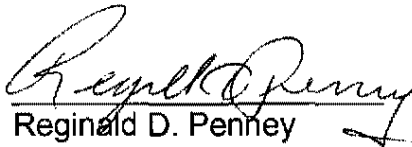
Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act 2000*, the Town Council of Port Blandford

- a) adopted the Port Blandford Development Regulations Amendment No. 1, 2004 on the 02 day of February, 2004.
- b) gave notice of the adoption of the Port Blandford Development Regulations Amendment No. 1, 2004 by advertisement inserted on the 16 day and the 23 day of February 2004 in the Packet newspaper.
- c) set the 02 day of March at 7:30 p.m. at the Town Hall, Port Blandford for the holding of a public hearing to consider objections and submissions.


Now under the authority of Section 23 of the *Urban and Rural Planning Act 2000*, the Town Council of Port Blandford approves the Port Blandford Development Regulations Amendment No. 1, 2004.

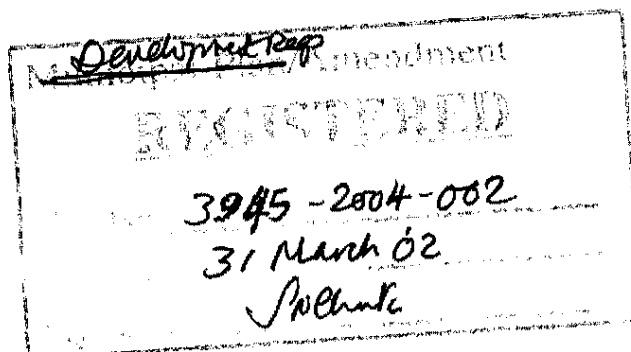
SIGNED AND SEALED this 23 day of March, 2004

Mayor:

  
Reginald D. Penney

Clerk:

  
Vida Greening



**URBAN AND RURAL PLANNING ACT  
RESOLUTION TO ADOPT  
TOWN OF PORT BLANDFORD  
DEVELOPMENT REGULATIONS AMENDMENT NO. 1, 2004**

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. 1, 2004.

Adopted by the Town Council of Port Blandford on the 02 day of February, 2004.

Signed and sealed this 02 day of February, 2004.

Mayor:

  
Reginald D. Penney

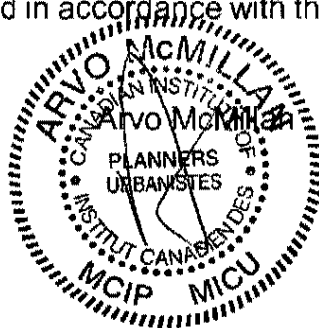
Clerk:

  
Vida Greening

**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached Development Regulations Amendment No. 1, 2004 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

MCIP:



**TOWN OF PORT BLANDFORD  
DEVELOPMENT REGULATIONS AMENDMENT NO. 1, 2004**

**BACKGROUND**

This amendment to the Development Regulations is intended to comply with Municipal Plan Amendment #1, 2004 by:

- (A) broadening the range of permissible uses in the Recreational Resort zone, and amending Schedule B to accommodate campgrounds;
- (B) creating a new Land Use Zoning Map D, which replaces a portion of Map B and reflects the designations and changes under Future Land Use Map 3C.

**PUBLIC CONSULTATION**

The same public consultation process was followed as for the Municipal Plan.

**DEVELOPMENT REGULATIONS AMENDMENT NO. 1, 2004**

1. Schedule B of the Development Regulations - Classification of Uses of Land and Buildings - is amended by adding Group A - Assembly Uses for Division 4 - Open Air Assembly Uses "(b) Campground, and stating under Examples: "Campgrounds, Recreational Vehicle and Travel Trailer Campgrounds".

The amended portion of Schedule B is set out below:

A.ASSEMBLY USES	4.Open Air Assembly Uses	(b) Campground	Campgrounds, Recreational Vehicle and Travel Trailer Campgrounds
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2. The Schedule of permitted uses under the Recreational Resort Zone, WHICH STATES:

PERMITTED USES (see regulation 85): commercial residential, theatre, catering, personal service, shop, indoor market, recreational open space, conservation.

IS AMENDED TO STATE:

PERMITTED USES (see regulation 85): single dwelling, double dwelling, row dwelling, apartment building, commercial residential, seasonal residential, theatre, catering, personal service, shop, indoor market, recreational open space, conservation.

3. The Schedule of discretionary uses under the Recreational Resort Zone, WHICH STATES:

DISCRETIONARY USES (see regulations 22 and 85): indoor assembly, outdoor assembly, passenger assembly, convenience store, take-out food service, taxi stand.

IS AMENDED TO STATE:

DISCRETIONARY USES (see regulations 22 and 85): indoor assembly, outdoor assembly, passenger assembly, convenience store, take-out food service, taxi stand, campground.

4. Condition 1. - Development Standards - Recreational Resort Zone, WHICH STATES:

1. Development Standards:

The development standards for the recreational resort zone shall be as follows:

- |                                   |           |
|-----------------------------------|-----------|
| (a) Minimum Building Line Setback | 20 metres |
| (b) Minimum Sideyard Width        | 15 metres |
| (c) Minimum Rearyard Depth        | 25 metres |
| (d) Maximum Height                | 10 metres |

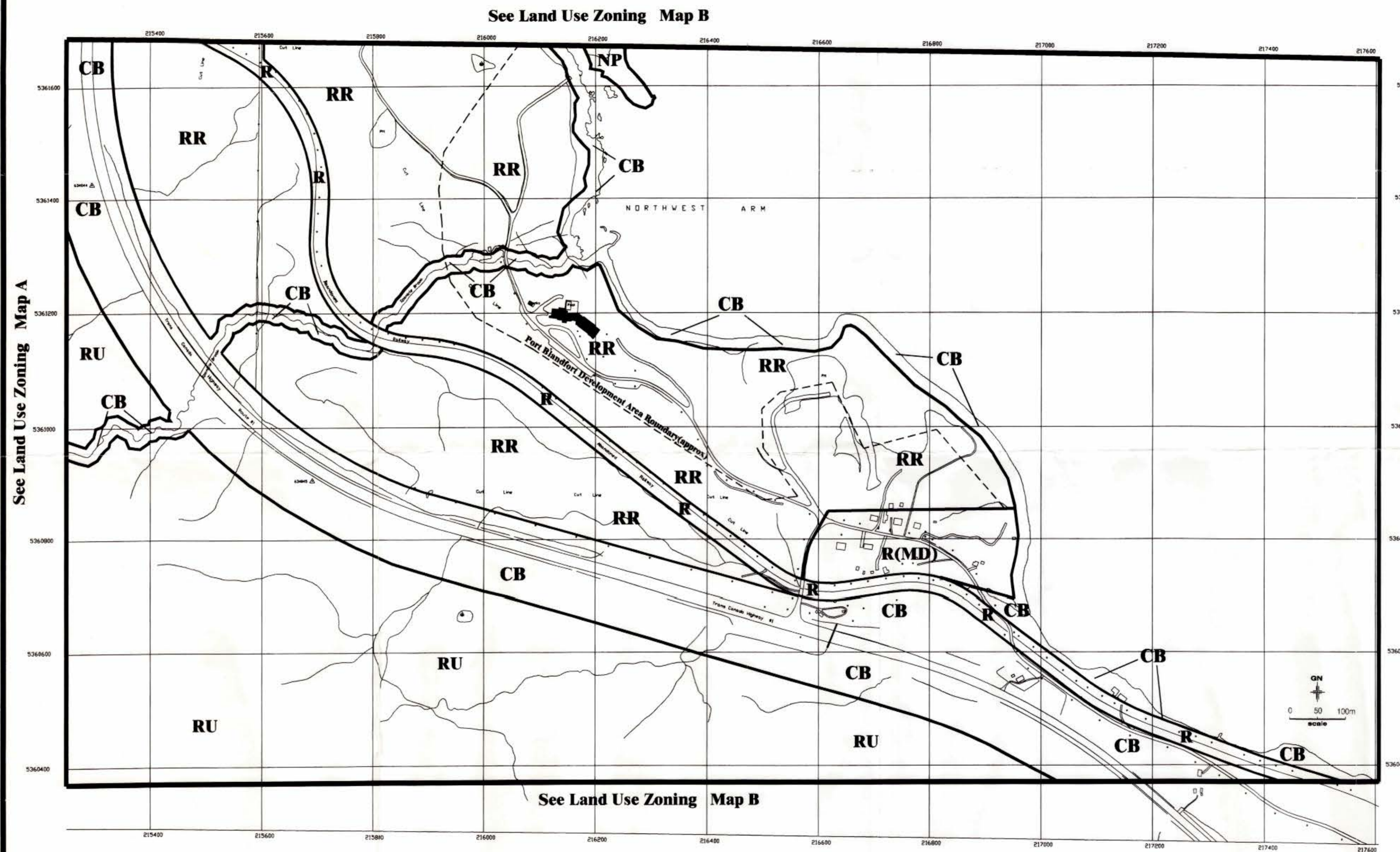
IS AMENDED TO STATE:

1. Development Standards:

The development standards for the recreational resort zone shall be as determined by Council, except as follows for single dwellings:

- |                                   |  |
|-----------------------------------|--|
| (a) Minimum Floor Area            | 111.52m <sup>2</sup> (1,200 square feet) |
| (b) Minimum Lot Area              | 450 m <sup>2</sup>                       |
| (c) Minimum Building Line Setback | 6 metres                                 |
| (d) Minimum Sideyard Width        | 1 metre                                  |
| (e) Minimum Rearyard Depth        | 11 metres.                               |

5. Land Use Zoning Map B is amended, by replacing a portion of it with Map D as shown on the attached plan.
6. Land Use Zoning Map D is added as shown on the attached plan.



Date: Dec/10/2003

## Legend

### Land Use Zoning

- RR** Recreational Resort
- CB** Conservation Buffer
- R(MD)** Residential Medium Density
- RU** Rural Resource
- NP** National Park
- R** Recreation
- Zoning Lines

## TOWN OF PORT BLANDFORD

### Development Regulations Amendment # 1, 2004

### Land Use Zoning Map D

Dated at Port Blandford, Newfoundland

This 02, day of February, 2004

Reginald D. Penny  
Reginald D. Penny, Mayor

Vida Greening  
Vida Greening, Town Clerk

I certify that this Development Regulations Amendment #1, 2004  
has been prepared in accordance with the requirements of the Urban  
and Rural Planning Act



Arvo McMillan, MCIP

Development Regulations/Amendment	
<b>REGISTERED</b>	
Number	3945-2004-002
Date	31 March 04
Signature	<u>Arvo McMillan</u>

# TOWN OF PORT BLANDFORD

## Development Regulations Amendment # 1, 2004 Land Use Zoning Map B

Dated at Port Blandford, Newfoundland  
This 02, day of February, 2004

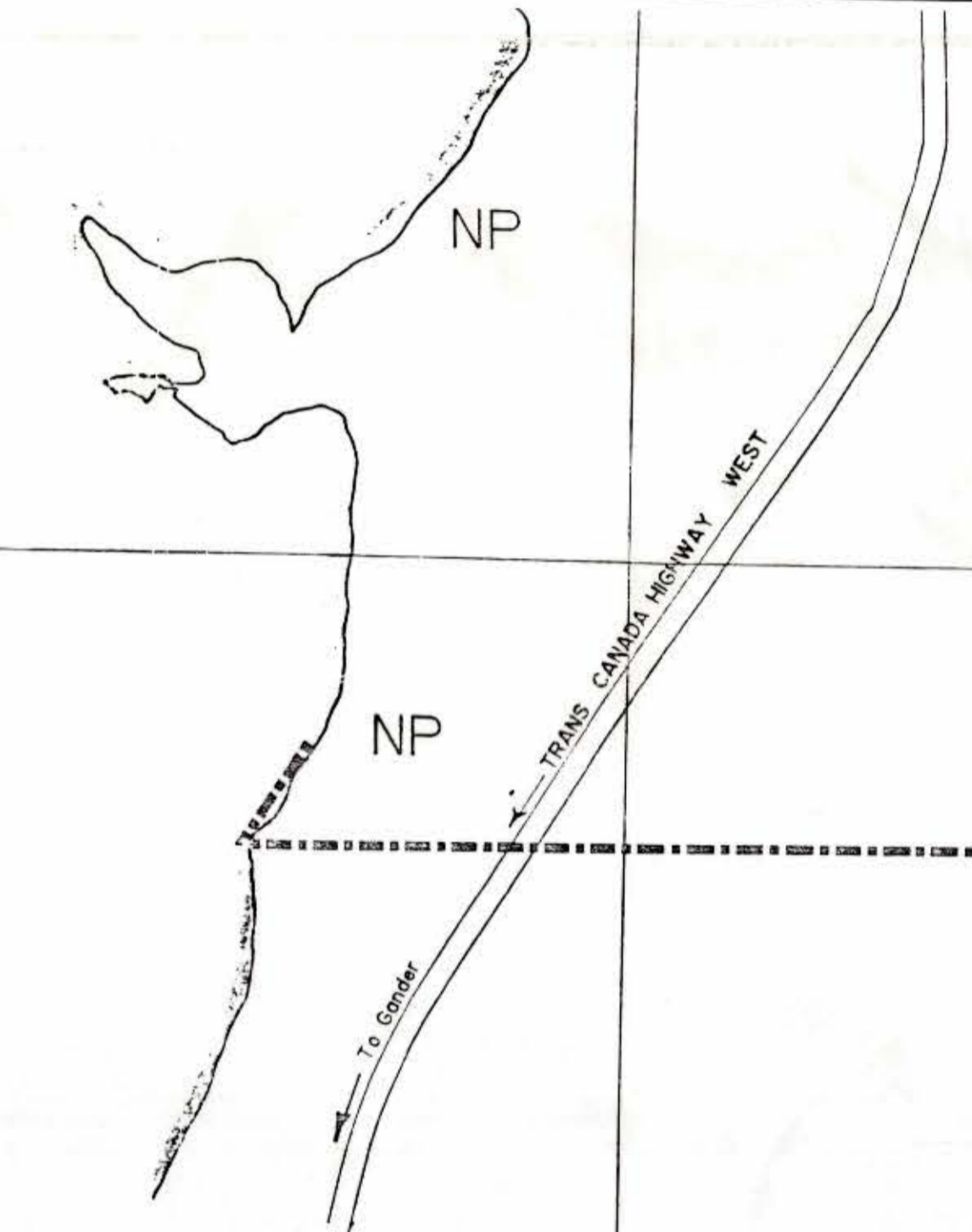
*Reginald D. Penney*  
Reginald D. Penney, Mayor  
*Vida Greening*  
Vida Greening, Town Clerk

I certify that this Development Regulations Amendment #1, 2004  
has been prepared in accordance with the requirements of the Urban  
and Rural Planning Act:

Arvo McMillan, MCIP

Development Regulations/Amendment  
**REGISTERED**  
Number: 2045-2004-002  
Date: 31 March 04  
Signature: *Arvo McMillan*

SEE LAND USE ZONING MAP D



## PORT BLANDFORD LAND USE ZONING MAP B

- MD Mixed Development
  - R(MD) Residential-Medium Density
  - IND(G) Industrial-General (See Map C)
  - RR Recreational Resort
  - C Cemetery
  - R Recreation
  - W Watershed
  - CB Conservation Buffer
  - NP National Park
  - FR Forestry Reserve (See Map C)
  - RU Rural Resource
  - Mineral Working Buffer
  - Building Control Line
  - Scheduled Salmon River
  - Possible Future Collector Roads
  - Municipal Boundary
  - National Park Boundary
- Date: 1991/06 Grid North Scale 1:4000 Approx.

