

**TOWN OF PORT BLANDFORD
DEVELOPMENT REGULATIONS AMENDMENT NO. 2, 2005**

URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF PORT BLANDFORD
DEVELOPMENT REGULATIONS AMENDMENT NO. 2, 2005

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. 2, 2005 on the 07 day of Nov, 2005.
- b) gave notice of the adoption of the Port Blandford Development Regulations Amendment No. 2, 2005 by advertisement inserted on the 21 day and the 28 day of Nov, 2005 in the *Packet* newspaper.
- c) set the 08 day of Dec 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. 2, 2005.

SIGNED AND SEALED this 15 day of May, 2005

Mayor:

Reginald D. Penney
Reginald D. Penney

Clerk:

Vida Greening
Vida Greening

3965 - 2005 - 004
9 JUNE 2005

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URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF PORT BLANDFORD
DEVELOPMENT REGULATIONS AMENDMENT NO. 2, 2005

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. 2, 2005.

Adopted by the Town Council of Port Blandford on the 15 day of May, 2005.

Signed and sealed this 15 day of May, 2005.

Mayor: Reginald D. Penney
Reginald D. Penney

Clerk: Vida Greening
Vida Greening

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Development Regulations Amendment No. 2, 2005 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

MCIP:



**TOWN OF PORT BLANDFORD
DEVELOPMENT REGULATIONS AMENDMENT NO. 2, 2005**

BACKGROUND

This amendment to the Development Regulations is intended to comply with Municipal Plan Amendment #2, 2005.

PUBLIC CONSULTATION

The same public consultation process was followed as for the Municipal Plan Amendment # 2, 2005.

THE AMENDMENT

1. The Schedule of discretionary uses under the Residential - Medium Density - R(MD) Zone, WHICH STATES:

DISCRETIONARY USES (see regulations 22 and 85): mobile homes, mini-homes, apartment building, place of worship, child care, boarding house residential, medical and professional, personal services, convenience store, antenna."

IS AMENDED TO STATE:

DISCRETIONARY USES (see regulations 22 and 85): mobile homes, mini-homes, apartment building, place of worship, child care, boarding house residential, medical and professional, personal services, convenience store, antenna and catering (see Condition 12)."

2. Development Standards - Services - Water and Sewer Residential - Medium Density - R(MD) Zone, WHICH STATES:

Water and Sewer	Must be capable of connection to municipal services of adequate capacity
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IS AMENDED TO STATE:

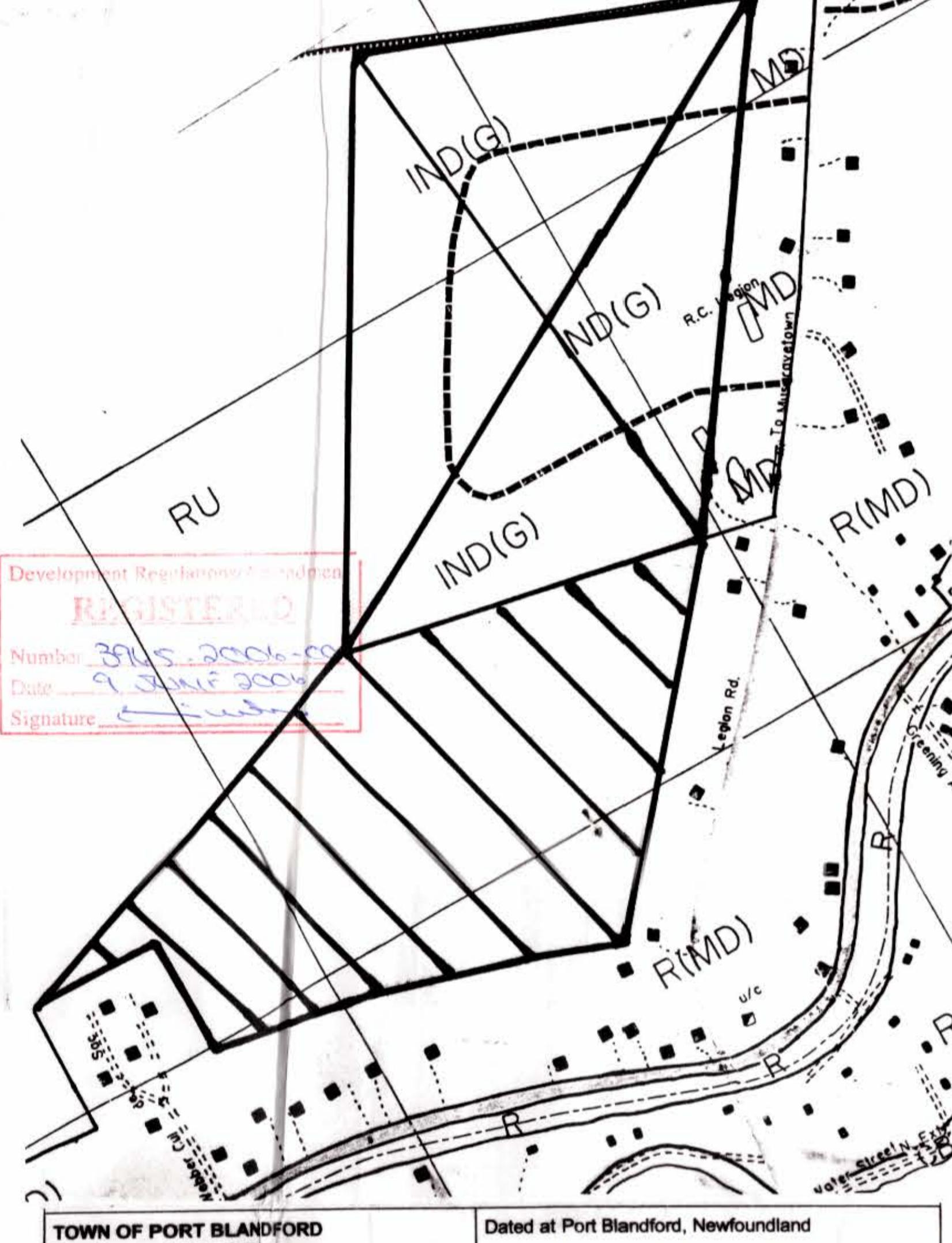
Water and Sewer	Where feasible, must be capable of connection to municipal services of adequate capacity
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3. Schedule C - Residential Medium Density - R(MD) - Zone Conditions is amended by adding Condition 12, WHICH STATES:

12. Catering Use

The catering use class discretionary use is limited to a restaurant, in which alcohol may be served at meals. The restaurant shall located, designed and operated in such a way as not to interfere with the use and enjoyment of nearby residential properties."

4. Schedule C - Industrial General - IND (G) Zone is deleted in its entirety, including references in the Table of Contents and in Schedule , and in Land Use Zoning Maps B and C - Legends.
5. Land Use Zoning Map B is amended as shown on the attached plan.



TOWN OF PORT BLANDFORD
Development Regulations
Amendment #2 2005

Land Use Zoning Map B

**RURAL RESOURCE - (RU) TO RESIDENTIAL
MEDIUM DENSITY - R(MD)**



**INDUSTRIAL GENERAL - IND (G) TO
RESIDENTIAL MEDIUM DENSITY - R(MD)**



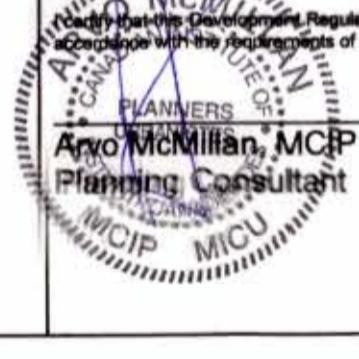
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Dated at Port Blandford, Newfoundland

This 31, day of May, 2005

Reginald D. Penney
Reginald D. Penney, Mayor

Vida Greening
Vida Greening, Town Clerk



I certify that this Development Regulations Amendment # 2, 2005 has been prepared in accordance with the requirements of the Urban and Rural Planning Act:

Arvo McMillan, MCP
Planning Consultant