

August 18 2006

**TOWN OF PORT BLANDFORD
DEVELOPMENT REGULATIONS AMENDMENT NO. 1, 2006**

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF PORT BLANDFORD
DEVELOPMENT REGULATIONS AMENDMENT NO. 1, 2006**

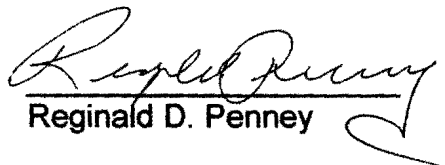
Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act 2000*, the Town Council of Port Blandford

- a) adopted the Port Blandford Development Regulations Amendment No. 1, 2006 on the 21 day of August, 2006.
- b) gave notice of the adoption of the Port Blandford Development Regulations Amendment No. 1, 2006 by advertisement inserted on the 28 Aug day and the 5 day of Sept, 2006 in the Packet newspaper.
- c) set the 19 day of Sept 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, 2006.

SIGNED AND SEALED this 02 day of October, 2006

Mayor:


Reginald D. Penney

Clerk:


Vida Greening

Development Regulations/Amendment

REGISTERED

Number 3945 - 2006 - 005

Date 23 OCTOBER 2006

Signature 

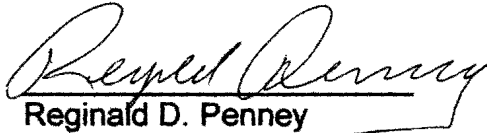
**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF PORT BLANDFORD
DEVELOPMENT REGULATIONS AMENDMENT NO. 1, 2006**

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, 2006.

Adopted by the Town Council of Port Blandford on the 21 day of August 2006.

Signed and sealed this 21 day of August, 2006.

Mayor:


Reginald D. Penney

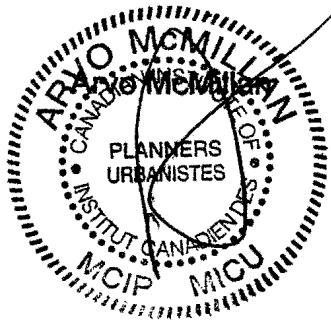
Clerk:


Vida Greening

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Development Regulations Amendment No. 1, 2006 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, 2006**

BACKGROUND

This amendment to the Development Regulations is intended to comply with Municipal Plan Amendment # 1, 2006. Land Use Zoning Map E is added.

PUBLIC CONSULTATION

The same public consultation process was followed as for the Municipal Plan Amendment # 1, 2006.

THE AMENDMENT

1. The Discretionary Uses of the Rural Resource Zone is amended by deleting "seasonal residence" so that the discretionary use classes as amended IS AS FOLLOWS:

DISCRETIONARY USES (see regulations 22 and 85): single dwelling, outdoor assembly, outdoor market, cemetery, antenna, bed and breakfast uses compatible or complementary to permitted uses.

2. Condition 9 - Season Residential, WHICH STATES:

9. Season Residential

- 1) the minimum lot size for seasonal residential shall be 1860 square metres or the minimum after consultation with the Department of Government Services and Lands, whichever is greater.
- 2) The requirements for livestock, mineral working, and solid waste disposal buffers shall be complied with, together with any other environmental buffers or setbacks from bodies of water and conservation areas.
- 3) Council shall be satisfied that the seasonal residential development will not necessitate the provision of municipal sewer and water services, or cause the Town to provide other services such as road construction or maintenance or garbage pick-up and disposal.

IS DELETED.

3. A new zone is added to Schedule C - Use Zone Tables - Residential Rural, AND THIS STATES:

ZONE TITLE:	RESIDENTIAL RURAL (RES-RU)
PERMITTED USES (see regulation 85):	Bed and breakfast, conservation, recreation and single dwelling.
DISCRETIONARY USES (see regulations 22 and 85):	Agriculture, antenna, cemetery, and forestry uses compatible or complementary to permitted uses.

CONDITIONS

1. General Conditions

- 1) All development within this zone shall be reviewed by the Departments of Environment and Conservation, Natural Resources and Government Services and Transportation and Works before a permit is issued by the Town.
- 2) Where there is to be access to Highway 233 or any other provincial road, the application shall be reviewed by the Department of Transportation and Works before a permit issued by the Town.
- 3) The minimum lot size shall be 1860 square metres unless otherwise determined by the Department of Government Services, whichever is the greater. The minimum frontage shall be 30 metres and the minimum set back from the road reservation (front lot line, or front and side lot line where the lot is a corner lot) shall be 8 metres.
- 4) In accordance with the Urban and Rural Planning Act and the Development Regulations under the Urban and Rural Planning Act, uses accessory to permitted uses are allowed, provided that they are clearly subsidiary to the residential use and provided the use is not readily visible or causes a nuisance by virtue of noise, odour, pollution or traffic and is entirely compatible with the nearby residential uses.

- 5) Before issuing a permit for development Council must be satisfied that the development will not necessitate the provision of municipal sewer and water services, or cause the Town to provide other services such as road construction or maintenance or garbage pick-up and disposal.

3. Frontage on a Publicly Owned and Maintained Road

The Town can issue a permit for a development which does not front on a publicly maintained or owned road (see Regulation 43 - Lot Frontage) in this Zone.

4. Distance from Water Bodies

Unless it is a use allowed in the Conservation Zone, no development shall be permitted closer than 30 metres to the normal highwater mark of the South West River and Clode Sound. The minimum distance from any other body of water shall be 15 metres from the normal highwater mark.

5. Discretionary Use Classes

Discretionary uses may be permitted at the discretion of the Authority provided that they are compatible or complementary to uses within the permitted use classes or that their development will not inhibit or prejudice the existence or the development of such uses.

6. Advertisements Relating to On-site Uses

The conditions which shall apply to the erection or display of an advertisement on any lot or site occupied by a permitted or legal non-conforming use in this zone shall be as follows:

(i) The erection or display of advertisements specified in Regulation 63 is permitted without application to the Authority.

(ii) The size, shape, illumination and material construction of the advertisement shall meet the requirements of the Authority, having regard to the safety and convenience of users of adjacent streets and sidewalks and the general amenities of the surrounding area.

(iii) No advertisement shall exceed 5 metres in area.

7. Advertisements Relating to Off-site Uses

The conditions to be applied to the erection or display of an advertisement on any site, relating to a use permitted in this or another zone, or not relating to a specific land use, shall be as follows:

(i) Each advertisement shall not exceed three square metres in area.

(ii) When the advertisements relate to a specific land use, they shall be located within a reasonable distance of, and only show thereon the name and nature of the distance or direction to, the premises to which they relate.

(iii) The location, siting and illumination of each advertisement shall be to the satisfaction of the Authority, having regard to the grade and alignment of streets, the location of street junctions, the location of nearby buildings and the preservation of the amenities of the surrounding area.

8. Forest and Agricultural Development

Applications for forest and agricultural development shall be referred to the Department of Natural Resources for review and approval.

9. Agriculture Buffering

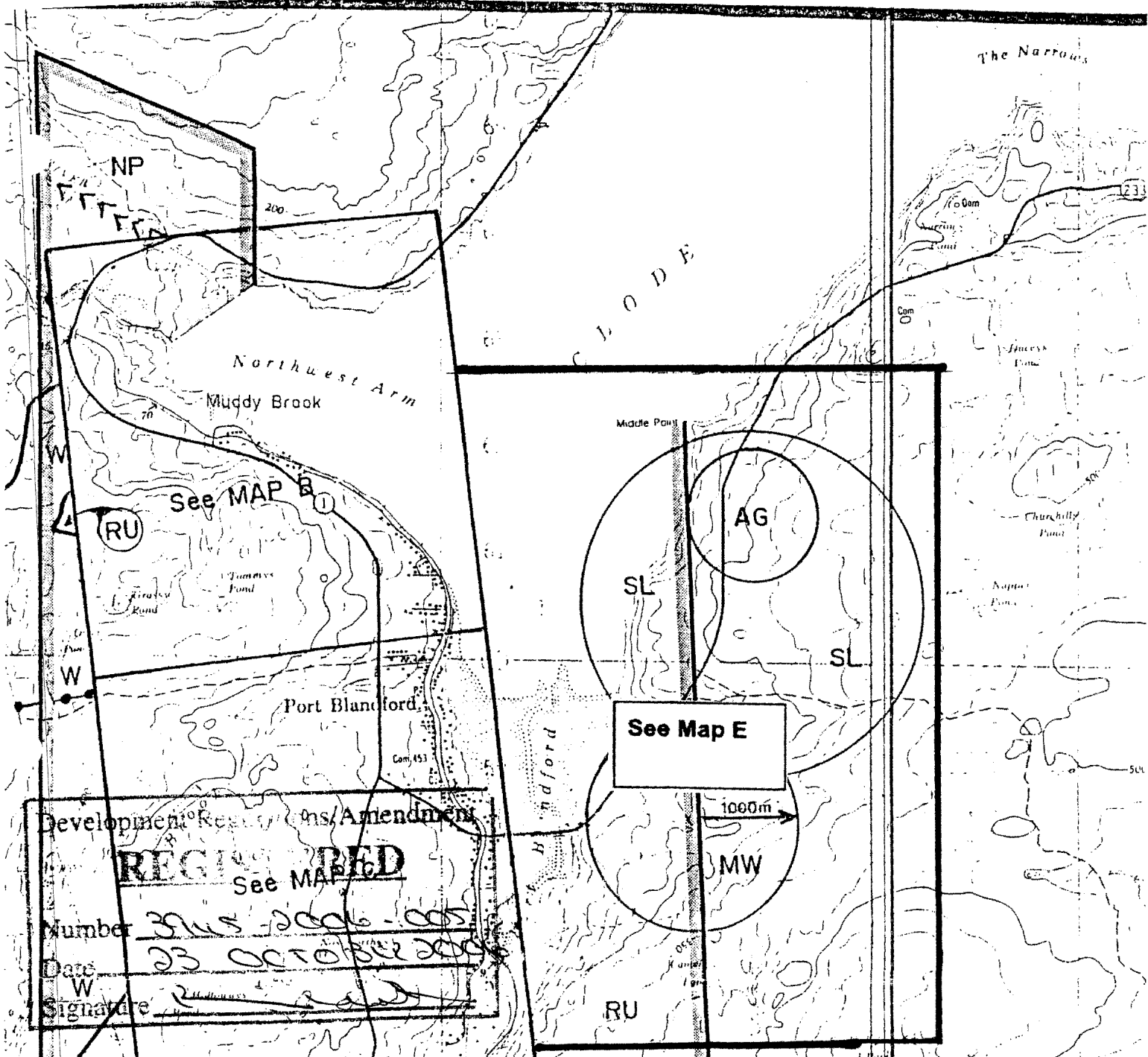
Development within 600 metres from the perimeter of agriculture operations must be reviewed and approved by the Department of Natural Resources.

10. Sanitary Landfill Buffering

No development shall be located closer than 1600 metres to the sanitary landfill unless reviewed and approved by the Department of Environment and Conservation.

4. Land Use Zoning Map is amended as shown on the attached plan by placing Heaney's Flats into the Residential Rural (RES-RU) Zone. The boundary of the Conservation Buffer (CB) Zone is slightly modified.

5. Land Use Zoning Map A is amended as shown on the attached plan, by showing that portion of Land Use Zoning Map A which is replaced by Land Use Zoning Map E.
6. Land Use Zoning Map E is added as shown on the attached plan, and this map also shows the lands which are being rezoned from Rural Resource (RU) to Residential Rural (RES-RU) and Conservation Buffer (CB).



TOWN OF PORT BLANDFORD

**Development Regulations
Amendment #1, 2006**

Land Use Zoning Map A

**Area Replaced by Land Use Zoning
Map E**

See Map E

Dated at Port Blandford, Newfoundland and Labrador

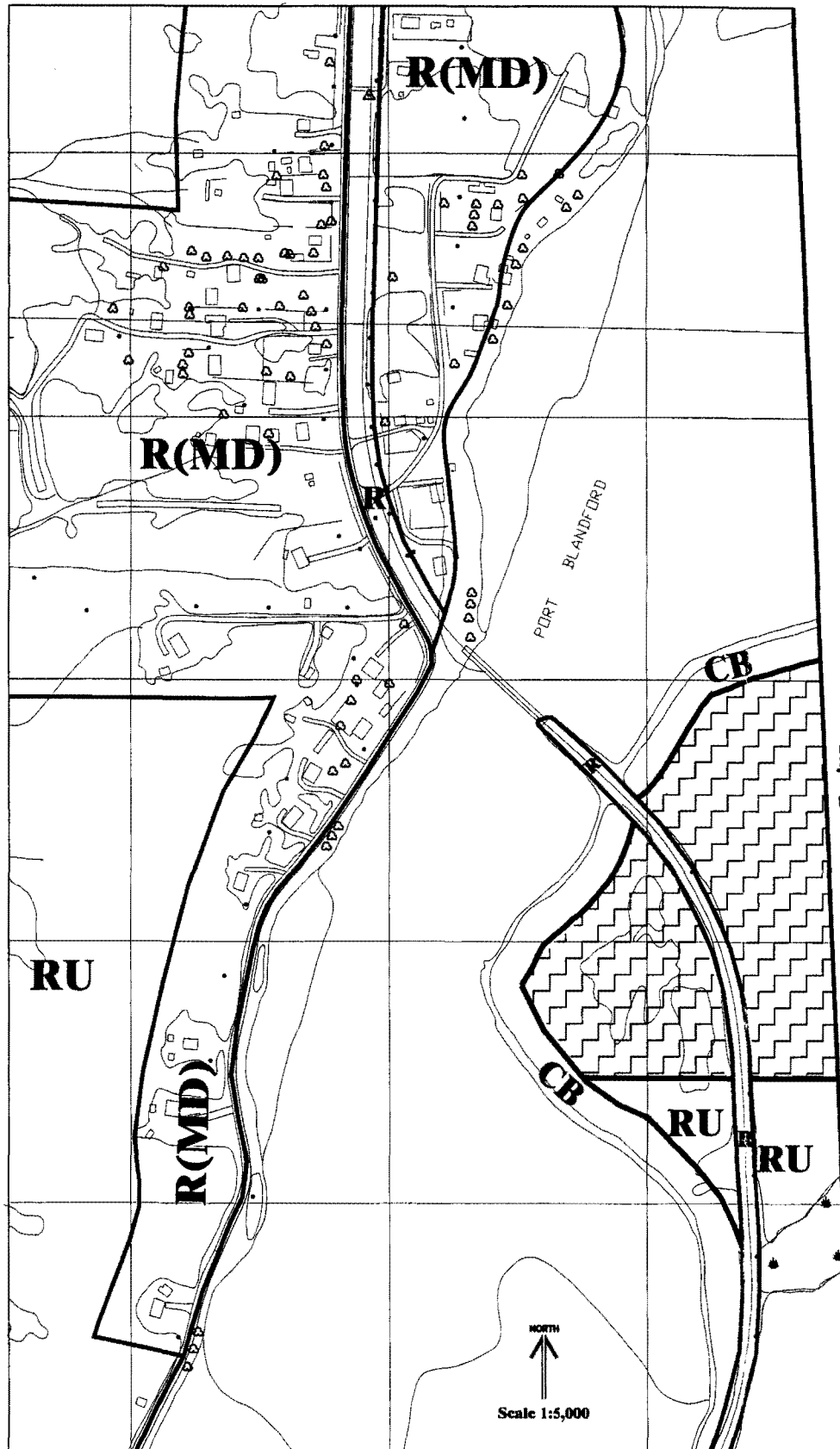
This 21 day of Aug, 2006

Reginald D. Penney
Reginald D. Penney, Mayor

Vida Greening
Vida Greening, Town Clerk

I certify that this Development Regulations Amendment # 1, 2006 has been prepared in accordance with the requirements of the Urban and Rural Planning Act:

AVO McMILLAN MCIR
PLANNERS
URBANISTS
Planning Consultants



TOWN OF PORT BLANDFORD
Development Regulations
Land Use Zoning Map C
Amendment No. 1, 2006

Amendment No. 1, 2006



FROM: RURAL RESOURCE (RU)
TO: RESIDENTIAL RURAL (RES-RU)

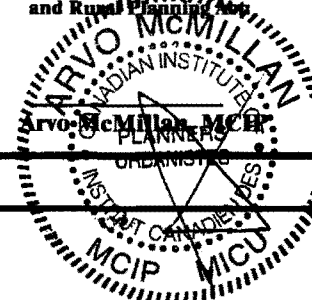
Dated at Port Blandford, Newfoundland

This 21 day of Aug, 2006

Reginald D. Penney
 Reginald D. Penney, Mayor

Vida Greening
 Vida Greening, Town Clerk

I certify that this Development Regulations Amendment No. 1, 2006 has been prepared in accordance with the requirements of the Urban and Rural Planning Act.



Date: July/11/2006

Development Regulations/Amendment

REGISTERED

Number FRUS-2006-005

Date 23 OCTOBER 2006

Signature [Signature]