

TOWN OF PORT BLANDFORD
MUNICIPAL PLAN AMENDMENT NO. 1, 2004

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF PORT BLANDFORD
MUNICIPAL PLAN 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 Municipal Plan Amendment No. 1, 2004 on the 02 day of February, 2004.
- b) gave notice of the adoption of the Port Blandford Municipal Plan 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 section 23 of the *Urban and Rural Planning Act 2000*, the Town Council of Port Blandford approves the Port Blandford Municipal Plan Amendment No. 1, 2004.

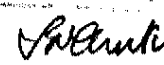
SIGNED AND SEALED this 23 day of March, 2004

Mayor:


Reginald D. Penney

Clerk:


Vida Greening

Municipal Plan/Amendment	
RECEIVED	
Number	3945-2004-002
Date	31 March 04
Signature	

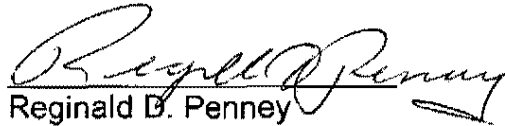
**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF PORT BLANDFORD MUNICIPAL PLAN AMENDMENT No. 1, 2004**

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Port Blandford adopts the Port Blandford Municipal Plan Amendment No. 1, 2004.

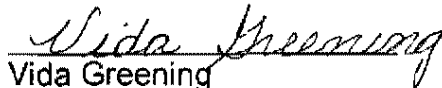
Adopted by the Town Council of Port Blandford on the 02 day of February, 2004.

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 Municipal Plan Amendment No. 1, 2004 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

MCIP:



**TOWN OF PORT BLANDFORD
MUNICIPAL PLAN AMENDMENT NO. 1, 2004**

BACKGROUND

The Town of Port Blandford is amending the Municipal Plan and Development Regulations to accommodate a request by the Terra Nova Golf Resort, Sports Villas Incorporated, to allow single dwellings, condominium apartment buildings and a recreational vehicle campground and cottage development as part of the integrated resort development. This will enhance the economic viability of the resort and be of great benefit to the Town and region.

Certain Municipal Plan objectives and policies are amended to provide for a wider range of uses in the recreational resort designation, and Future Land Use Map is amended to extend the recreational resort designation toward the Trans Canada Highway.

A new Future Land Use Map 3C is created, which replaces a portion of Map 3A. Future Land Use Map 3C shows the designations based upon an up to date property survey of the holdings of Sports Villas Incorporated, showing not only the designations, but also, the proper locations of the T'Railway (the old track, and still identified as the C.N.R. Right of Way on the maps), the Trans Canada Highway and other features of the site, and adjusts the designations accordingly, furthermore:

- (A) The mineral working buffer situated on the property is deleted, since the mineral working is no longer operating, and the land is to be used for a residential development associated with the resort;
- (B) The Watershed (Environmental Protection Area - Watershed) situated on the property is deleted since it does not form part of the Town's protected water supply as identified by the Department of Environment;
- (C) Except for the Spanicle's Brook Conservation Buffer area, the Trans Canada Highway Conservation Buffer designation, and the T'Railway Recreational designation, certain lands hitherto lying within one of these Conservation Buffer designations are now designated Recreational Resort;
- (D) A portion of the Francis Stares estate is included within this redesignation to Recreational Resort.

PUBLIC CONSULTATION

An information was held at 7:00 p.m. on December 4th at the Town Office after being advertised on the 17th and 24th in the Packet Newspaper. Residents of Muddy Brook, along with being present at the session had submitted a letter stating concerns and questions

about the proposed development and amendment. Present at this meeting Mayor Penney and Councillor Oldford, seven residents, Cathy Duke of Sports Villas Inc. and Arvo McMillan, Planning Consultant. It was felt that the RV Park should be a discretionary use, and that a minimum floor area in excess what currently prevails under the Regulations be established for dwellings in the proposed subdivision. Servicing and fire protection issues would be dealt with as plans for the development progress.

THE AMENDMENT

1. Section 3.6, RECREATIONAL RESORT - Objective - WHICH STATES:

Objective: To preserve an identified land resource for future development of recreational amenities that will protect a resort environment and provide tourist related services.

IS AMENDED TO STATE:

Objective: To set out policies and establish areas suitable for the development of resort related developments which provide tourist related services.

2. Section 3.6.1, RECREATIONAL RESORT - Policies - WHICH STATES:

3.6.1 The recreational resort area is established as indicated on Future Land Use Map 3A.

IS AMENDED TO STATE:

3.6.1 The recreational resort area is established as indicated on Future Land Use Maps 3A and 3C.

3. Section 3.6.2, RECREATIONAL RESORT - Policies - WHICH STATES:

3.6.2 Permitted uses in the recreational resort designation include: some assembly uses, such as theatres and catering; residential uses restricted to commercial residential; personal service uses; some mercantile uses, such as shops and indoor market; and non-building uses such as recreational open space and conservation.

In order to accommodate residential development and campgrounds as part of the resort IS AMENDED TO STATE:

3.6.2 Permitted uses in the recreational resort designation include: some assembly uses, such as

theatres and catering; residential uses restricted to commercial residential and dwellings, including single dwellings, multiple dwellings and seasonal residential; personal service uses; some mercantile uses, such as shops and indoor market; and non-building uses such as recreational open space and conservation. Campgrounds may be allowed as a discretionary use.

4. Section 3.8.1 WATERSHED - Policies - WHICH STATES:

3.8.1 Environmental Protection Area (Watershed) is established as indicated on Future Land Use Maps 2, 3A and 3B and consist of the following:

- a) Middle Brook Protected Watershed which serves as the primary surface water supply to the Town.
- b) Noseworthy's Pond Protected Watershed which serves as the secondary surface water supply for the "Southwest" part of the Town.
- c) St. Christopher's Resort Unprotected Watershed which serves as the surface water supply for the hotel's public guests.

IS AMENDED by deleting the reference to Future Land Use Map 3A and St. Christopher's Resort TO STATE:

3.8.1 Environmental Protection Area (Watershed) is established as indicated on Future Land Use Maps 2 and 3B and consist of the following:

- a) Middle Brook Protected Watershed which serves as the primary surface water supply to the Town.
- b) Noseworthy's Pond Protected Watershed which serves as the secondary surface water supply for the "Southwest" part of the Town.

5. Section 3.11.4, PROTECTED ROAD - Policies - WHICH STATES:

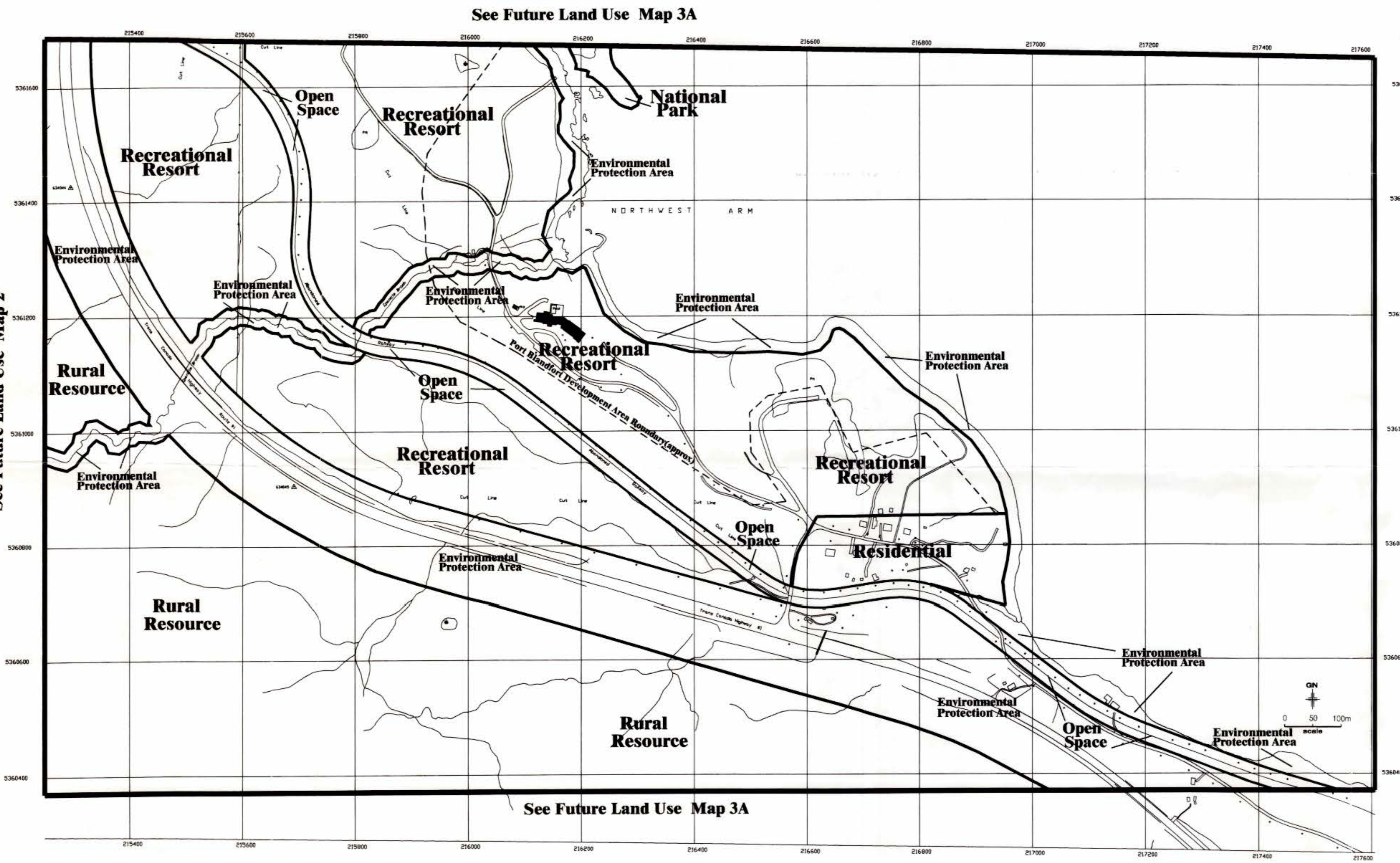
3.11.4 Except for that portion adjacent to Blackmore's Road which is designated mixed development, the area within the Building Control Lines will be governed by the Environmental Protection Area (Conservation Buffer) land use designation utilizing the natural or planted landscape.

In order to accommodate the development of a recreational vehicle (R.V.) park and cottages next to the Trans-Canada Highway, IS AMENDED TO STATE:

3.11.4 Except for that portion adjacent to Blackmore's Road which is designated mixed development and except for selected areas to be used for the development of recreational resort purposes and which are designated recreational resort, the area within the Building Control Lines will be governed by the Environmental Protection Area (Conservation Buffer) land use designation utilizing the natural or planted landscape.

6. Future Land Use Map 3A is amended by replacing a portion of it by Map 3C as shown on the attached plan.
7. Future Land Use Map 3C is added as shown on the attached plan.

See Future Land Use Map 2



See Future Land Use Map 3A

See Future Land Use Map 3A

Date: Dec/10/2003

Legend

Future Land Use

- Residential**
- Recreational Resort**
- Open Space**
(Recreation C.N.R. - R. of W.)
- Environmental Protection Area**
(Conservation Buffer)
- National Park**
- Rural Resource**
- Zoning Lines**

TOWN OF PORT BLANDFORD

**Municipal Plan
Amendment # 1, 2004**

Future Land Use Map 3C

Dated at Port Blandford, Newfoundland

This 02, day of February, 2004

Reginald D. Penny, Mayor

Vida Greening, Town Clerk

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



Municipal Plan/Amendment	
REGISTERED	
Number	3945-2004-002
Date	31 March 04
Signature	

TOWN OF PORT BLANDFORD
Municipal Plan
Amendment # 1, 2004
Future Land Use Map 3A

Dated at Port Blandford, Newfoundland

This 08, day of February, 2004

Reginald D. Penney
Reginald D. Penney, Mayor

Vida Greening
Vida Greening, Town Clerk

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

REGISTERD

Number: 3945-204-002

Date: 3 April 04

Signature: *Arvo McMillan*

Arvo McMillan, MCIP

SEE FUTURE LAND USE MAP 3C

MAP 3A

PORT BLANDFORD

MUNICIPAL PLAN

FUTURE LAND USE

- Mixed Development
- Residential
- Industrial (See Map 3B)
- Recreational Resort
- Open Space-Cemetery
- Open Space-Recreation
(-C.N.R.- R.ofW.)
- Environmental Protection
Area (Watershed)
- Environmental Protection
Area (Conservation Buffer)
- National Park
- Rural Resource
- Mineral Working Buffer
- Building Control Line
- >>>> Scheduled Salmon River
- Possible Future Collector
Roads
- National Park Boundary
- Municipal Boundary

Date 1991/06 Grid North Scale 1:4000 Approx