

TOWN OF PORT BLANDFORD
MUNICIPAL PLAN AND DEVELOPMENTS REGULATIONS AMENDMENTS
2005

Restaurants in Residential Designation

Rural Resource to Residential Designation - Legion Road to Webber Cul de Sac

Industrial to Residential - Legion Road

Text Changes to Allow Unserved Residential Development

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF PORT BLANDFORD
MUNICIPAL PLAN 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 Municipal Plan Amendment No. 2, 2005 on the 07 day of Nov, 2005.
- b) gave notice of the adoption of the Port Blandford Municipal Plan 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 section 23 of the *Urban and Rural Planning Act 2000*, the Town Council of Port Blandford approves the Port Blandford Municipal Plan Amendment No. 2, 2005.

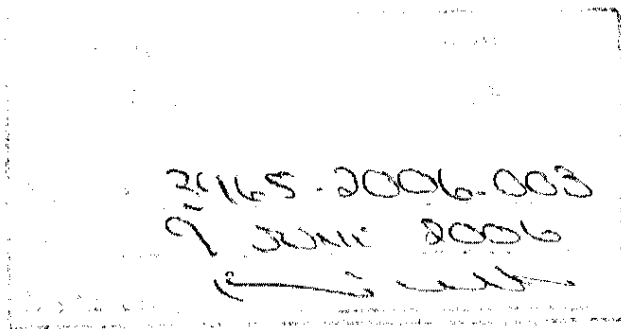
SIGNED AND SEALED this 15 day of May, 2005

Mayor:


Reginald D. Penney

Clerk:


Vida Greening



**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF PORT BLANDFORD MUNICIPAL PLAN 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 Municipal Plan Amendment No. 2, 2005.

Adopted by the Town Council of Port Blandford on the 7 day of Nov, 2005.

Signed and sealed this 15 day of May, 2005.6

Mayor:

Reginald D. Penney
Reginald D. Penney

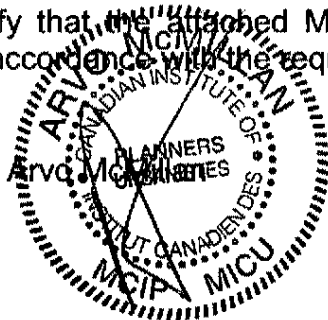
Clerk:

Vida Greening
Vida Greening

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

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

MCIP:



**TOWN OF PORT BLANDFORD
MUNICIPAL PLAN AMENDMENT NO. 2, 2005**

BACKGROUND

The Town of Port Blandford wishes to allow restaurants (catering class) as a discretionary use in the Residential Designation and Zone. Furthermore, the Town wishes to allow residential development between Legion Road and the Webber Cul de Sac. There is residential development along both Legion Road and Webber Cul de Sac.

The Town of Port Blandford is of the view that it no longer needs its industrial area off Legion Road, and therefore wishes to redesignate this area to Residential, and rezone it to Residential Medium Density. All references to the Industrial designation and Industrial General Zone are removed. The frontage along Legion Road, which includes the Legion, will remain Mixed Development.

Section 3.2.6 of the Municipal Plan states that "new and infill development shall be required to locate in serviced areas and subdivisions that meet site design and subdivision standards." The Residential Medium Density Zone requires that development "must be capable of connection to municipal services of adequate capacity." Section 3.4.8 of the Municipal Plan states that "no residential area shall be developed in whole or in part until a plan of subdivision has been prepared that complies with the Plan and implementing Regulations and unless required public services, such as water and sewer, roads and telephone and electric utilities, are predetermined and provided at the expense of the developer."

PUBLIC CONSULTATION

An information session for 7:00 p.m. on August 24th, 2005 was advertised in the August 15th and 22nd 2005 editions of the Packet. The session was cancelled since no person showed up to make a representation. However, a letter of concern from Wanda Peddle regarding restaurants was considered at the Council Meeting of September 12, 2005 (attached) and Council decided to proceed with the amendment.

THE AMENDMENT

1. Section 3.2.6 WHICH STATES:

"New and infill development shall be required to locate in serviced areas and subdivisions that meet site design and subdivision standards."

IS AMENDED TO STATE:

"Wherever feasible, new and infill development shall be required to locate in serviced areas. Subdivisions shall meet site design and subdivision standards."

2. Section 3.4.3 of the Municipal Plan WHICH STATES:

"Commercial uses such as convenience stores may be permitted at Council's discretion at strategic locations in residential areas for the convenience needs of the immediate neighbourhood."

IS AMENDED TO STATE:

"Commercial uses such as convenience stores and restaurants may be permitted at Council's discretion provided that nearby residents are not disturbed by noise, litter or odours and that these uses are developed in such a way as to be compatible with nearby residential development."

3. Section 3.4.8 of the Municipal Plan WHICH STATES:

"No residential area shall be developed in whole or in part until a plan of subdivision has been prepared that complies with the Plan and implementing Regulations and unless required public services, such as water and sewer, roads and telephone and electric utilities, are predetermined and provided at the expense of the developer."

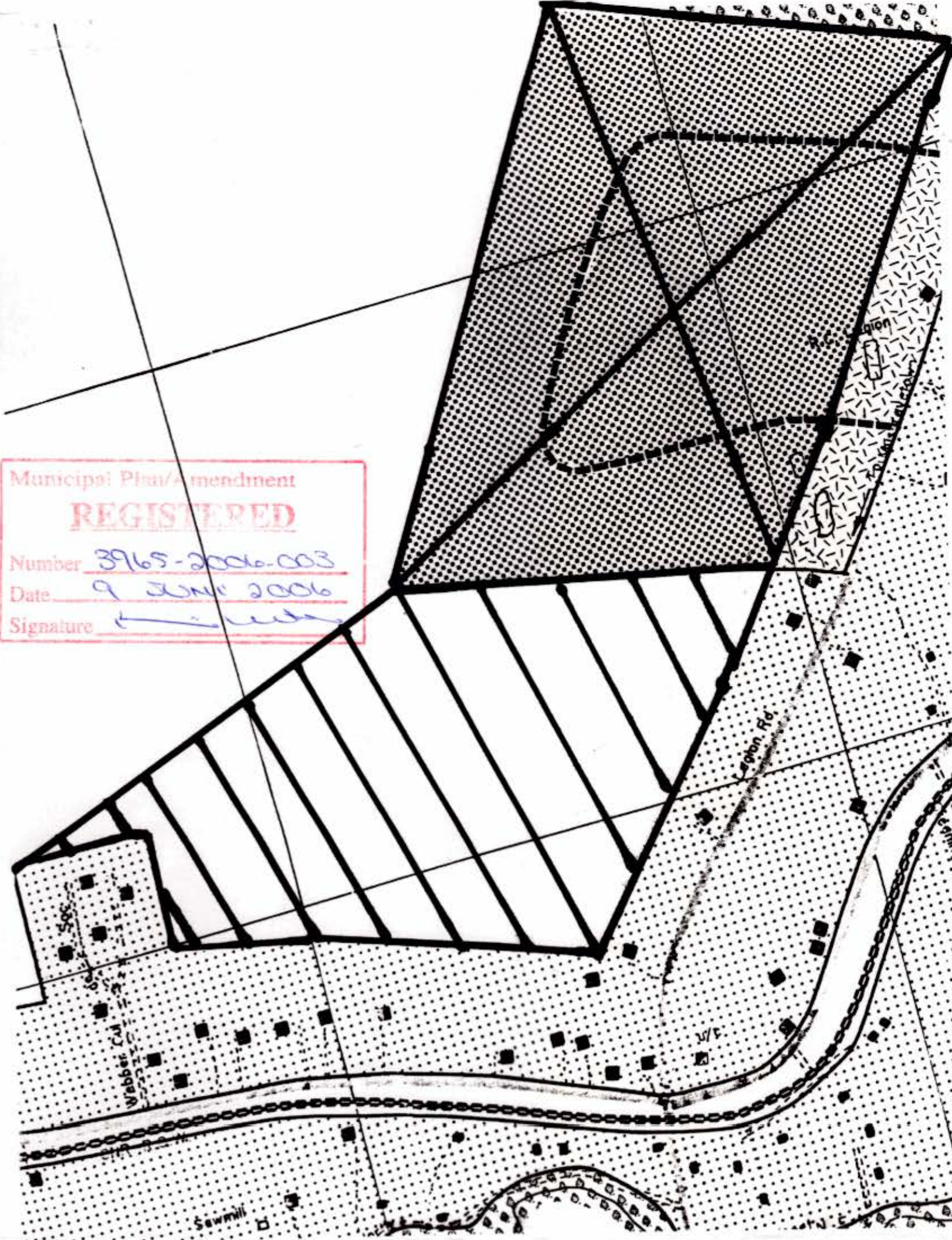
IS AMENDED TO STATE:

"No residential area shall be developed in whole or in part until a plan of subdivision has been prepared that complies with the Plan and implementing Regulations and unless the requisite services and roads are provided at the expense of the developer."

4. Section 3.5 - Industrial General - of the Municipal Plan is deleted, as is the reference to this designation in the table of contents and on the legends of Future Land Use Maps 3 A and 3B.

5. Future Land Use Map 3 B is amended as shown on the attached plan.

Municipal Plan/Amendment
REGISTERED
 Number 3965-2006-003
 Date 9 June 2006
 Signature [Signature]



TOWN OF PORT BLANDFORD
Municipal Plan
Amendment #2 2005

Future Land Use Map 3 B

RURAL RESOURCE TO RESIDENTIAL



INDUSTRIAL TO RESIDENTIAL



Scale 1:4,000

Dated at Port Blandford, Newfoundland

This 31, day of May, 2006

[Signature]
 Reginald D. Penney, Mayor

[Signature]
 Vida Greening, Town Clerk

Arvo McMILLAN
 PLANNERS
 URBANISTES
 Arvo McMILLAN, MCFP
 Planning Consultant

That this Municipal Plan Amendment # 2, 2005 has been prepared in accordance with the requirements of the Urban and Rural Planning Act.