TOWN OF CHANNEL-PORTAUX BASQUES
MUNICIPAL PLAN AMENDMENT NUMBER 1, 2023

The Town of Channel-Port Aux Basques Council has decided that it wishes to support the development of new housing to alleviate the housing shortage caused by the destruction of many existing houses by Hurricane Fiona in September 2022, and to promote an opportunity for property in the Commercial Land Use Designation and the Commercial Land Use Zone at civic # 223, civic # 225, civic # 227-231, civic # 233-237 and civic # 239-243 Grand Bay West Road to be used for Apartment Building.

Revise Part IV, Section 4.7(1) [Discretionary Uses] to read as follows:

"Discretionary Uses For lands in the Commercial Designation which are in the Commercial (COM) Zone, the following Uses shall be permitted at the discretion of the Town provided that they are 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; and subject to the requirements of the Development Regulations: Drive-Thru Business; Rental Storage Use; Utilities - Windmills, Wind Farms, Other Energy Sources; Wind Turbines - Small Scale.

For lands in the Commercial Designation which are in the Commercial (COM} Zone at civic # 223, civic # 225, civic # 227-231, civic #233-237 and civic # 239-243 Grand Bay West Road, the following Uses shall be permitted at the discretion of the Town provided that they are 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; and subject to the requirements of the Development Regulations: Apartment Building; Drive-Thru Business; Rental Storage Use; Utilities - Windmills, Wind Farms, Other Energy Sources; Wind Turbines - Small Scale."