

TOWN OF GRAND BANK
DEVELOPMENT REGULATIONS for 2012 to 2022
AMENDMENT No. 1, 2018

RESOLUTION TO ADOPT; CLERK'S & MCIP CERTIFICATE

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Council of the Town of Grand Bank adopts Amendment Number 1, 2018, to the Development Regulations for 2012 to 2022.

Resolved by the Council of the Town of Grand Bank on the 5th day of November, 2018.

Signed and sealed this 6 day of December, 2018

Mayor: Rex C. Matthews

Clerk: Cathy Zalta

(Council Seal)

Clerk's Certificate:

Certified that the attached is a true copy of Amendment Number 1, 2018 to the Development Regulations for 2012 to 2022, adopted by the Council of the Town of Grand Bank, on the 5th day of November, 2018.

Clerk Cathy Zalta

MCIP Certificate

I certify that the attached Amendment Number 1, 2018 to the Development Regulations document has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

Member of the Canadian Institute of Planners

Jens Jensen Jens Jensen, P.Eng., MCIP (MCIP seal)

Date: 5th day of February, 2018 2019



Development Regulations/Amendment	
REGISTERED	
Number	<u>1970-2019-005</u>
Date	<u>April 29, 2019</u>
Signature	<u>Mary O'Leary</u>

BACKGROUND AND POLICY ANALYSIS

The Town Council of Grand Bank has undertaken to amend the Development Regulations for 2012-2022. The subject of the amendment is the method by which Council would give notice of its intention to consider an application for a change in non-conforming use or when the development proposed is listed as a discretionary use.

The existing requirement is that such notice would be given by way of newspaper advertising in a local newspaper, the expense of which would be borne by the applicant. In recent years, the cost of newspaper advertising has risen to a point which has become onerous and unreasonable for the applicants to bear. Also, where only a weekly newspaper circulates in the area, as is presently the case in the Grand Bank area, there can be a delay of up to a week between the date on which Council decides to initiate its approval process and the actual appearance of the advertisement.

Consequently, Council is of the view that giving notices to owners of nearby lands is sufficient to achieve adequate public notice of the meeting at which such approvals will be considered, at which submissions from interested parties will be considered. This approach will alleviate applicants from considerable expense and will expedite the process of considering approvals of those types of applications. The Town could post notices on its website or other social media in addition to the written notice to nearby owners.

This amendment to the Development Regulations does not require a concurrent amendment to the Municipal Plan, as it is consistent with the policies of the Municipal Plan, which in Section 7.2 provides that Development Regulations will be tailored to suit the community's needs, within the bounds of the *Urban and Rural Planning Act 2000*. The proposed amendment is not unusual.

PUBLIC CONSULTATION

Council caused the advertisement shown on the next page to be published in the *Southern Gazette*, a newspaper circulating in the area, on 16 October, 2018. The advertisement described the nature of the intended amendment and said that it could be inspected at the Town offices indicated an opportunity to be heard on the matter. Those who wished to make submissions were instructed to do so by 30 October, 2018, two weeks hence.

As it happened, no submissions were received, and Council proceeded to adopt the amendment.

The amendment follows below:

AMENDMENT No. 1, 2018

The precise wording of the amendment to Section 32(1) of the Development Regulations is as follows:

The existing text of Section 32(1) as quoted below is amended in the manner following the quotation:

32. Notice of Application

(1) When a change in non-conforming use is to be considered under Regulation 49, or when the development proposed is listed as a discretionary use in Schedule C of the Regulations, the Authority shall, at the expense of the applicant, give notice of an application for a permit or for approval in principle, by public advertisement in a newspaper circulating in the area.

The amendment is to delete the underlined words as shown and replace them with the words “by written notice to all persons whose land is in the immediate vicinity of the land that is the subject of the application and by means of the Town’s website and such social media as the Town may operate for the purpose of public postings of municipal notices”