

**TOWN OF WABANA**

**DEVELOPMENT REGULATION AMENDMENT No. 5, 2019**

(Land Use Zoning Map)

**MAY, 2019**

**URBAN AND RURAL PLANNING ACT, 2000**

**RESOLUTION TO APPROVE**

**AMENDMENT No. 5, 2019  
TO THE**

**TOWN OF WABANA  
DEVELOPMENT REGULATIONS**

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

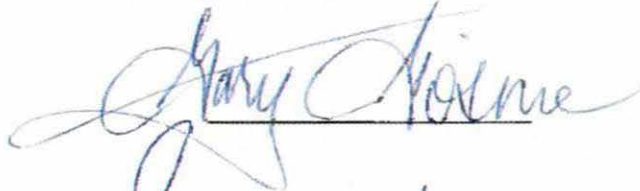
- a. Considered the Town of Wabana Development Regulations Amendment No. 5, 2019 at the Council meeting on the 20th day of February, 2020;
- b. Gave notice of the Development Regulations Amendment No. 5, 2019 by advertisement on the 27<sup>th</sup> day of February, 2020 and the 19<sup>th</sup> day of March 2020 in the Northeast Avalon Times newspaper;
- c. set the 26th day of March, 2020 at 7 p.m. at the Town Hall, for the holding of a public hearing to consider objections and submissions. No submissions were received.
- d. Upon realizing that the Development Regulations Amendment No. 5, 2019 was not properly adopted by Resolution in the minutes of Council, the Development Regulation Amendment No. 5, 2019 was re-submitted to Council for adoption;
- e. Council adopted the Amendment No. 5, 2019 to the Town of Wabana Development Regulations on the 30th day of April, 2020;
- f. gave notice of the adoption of the Amendment No. 5, 2019 to the Wabana Development Regulations by advertisement on the Town Facebook page on May 19, 2020 and May 26, 2020 and posting notices in public buildings in the community;

- h. set the 4th day of June, 2020 for the 'public hearing' to receive objections and submissions in written format in accordance with COVID-19 public health adapted protocols; No submissions were received.

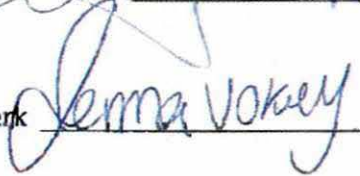
Now under the authority of Section 23 of the *Urban and Rural Planning Act 2000*, the Town Council of Wabana approves the Amendment No. 5, 2019 to the Town of Wabana Development Regulations as adopted.

SIGNED AND SEALED this 25 day of September, 2020.

Mayor:



Town Manager/Clerk



Development Regulations/Amendment	
<b>REGISTERED</b>	
Number	<u>5245-2020-004</u>
Date	<u>September 25, 2020</u>
Signature	<u>Mary O'Leary</u>

(Council Seal)

**URBAN AND RURAL PLANNING ACT, 2000**

**RESOLUTION TO ADOPT  
AMENDMENT No. 5, 2019  
TOWN OF WABANA DEVELOPMENT REGULATIONS**

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Wabana adopts the Amendment No. 5, 2019 to the Wabana Development Regulations.

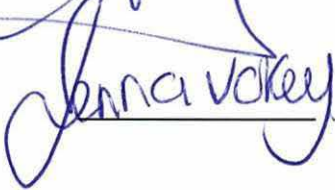
Adopted by the Town Council of Wabana on the 30th day of April, 2020.

Signed and sealed this 10<sup>th</sup> day of July, 2020.

Mayor:



Clerk:



(Council Seal)

**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached Amendment No. 5, 2019 to the Town of Wabana Development Regulations has been prepared in accordance with the requirements of the *Urban and Rural Planning Act 2000*.

MCIP:



Anna Myers

Member of Institute of Planners (MCIP)



**TOWN OF WABANA  
DEVELOPMENT REGULATIONS AMENDMENT No. 5, 2019**

**BACKGROUND**

The Town Council of Wabana wishes to amend its Development Regulations, 1990. The proposed amendment seeks to change the 1990 Municipal Plan's Land Use Zoning Map.

The Town Council received an application to rezone this land to accommodate residential use. The area in question was formerly occupied by a business which has now been discontinued for some time. To the west and to the south of the site is an established Residential Medium Density zone; to the east is the Bell Island Seniors Complex which is in the Public and Institutional designation and this zone extends to the north of the site as well.

The proposed residential use of these buildings will be an asset to the Town and they will complement the existing neighbourhood and surrounding uses.

**PUBLIC CONSULTATION**

During the preparation of this proposed amendment, Council undertook the following initiatives so that individuals could provide input.

A Notice was placed in the local newspaper, the Northeast Times, on July 15, 2019, 2019 to inform and to invite the public for input to the proposed changes. The last day for public input was August 5, 2019.

There were no submissions received by the Town Clerk.

**DEVELOPMENT REGULATIONS AMENDMENT No. 5, 2019.**

The Land Use Zoning Map proposed for amendment is as shown on the attached Development Regulations Amendment No. 5, 2019 Map.

**Town of Wabana**  
 Development Regulations  
 Land Use Zoning Map  
 Amendment No. 5, 2019

From Commercial General to Residential Medium Density

Dated at Wabana  
 This 16<sup>th</sup> day of July, 2020

*[Signature]*  
 Gary Gosine, Mayor

*[Signature]*  
 Ben Noseworthy, Town Manager

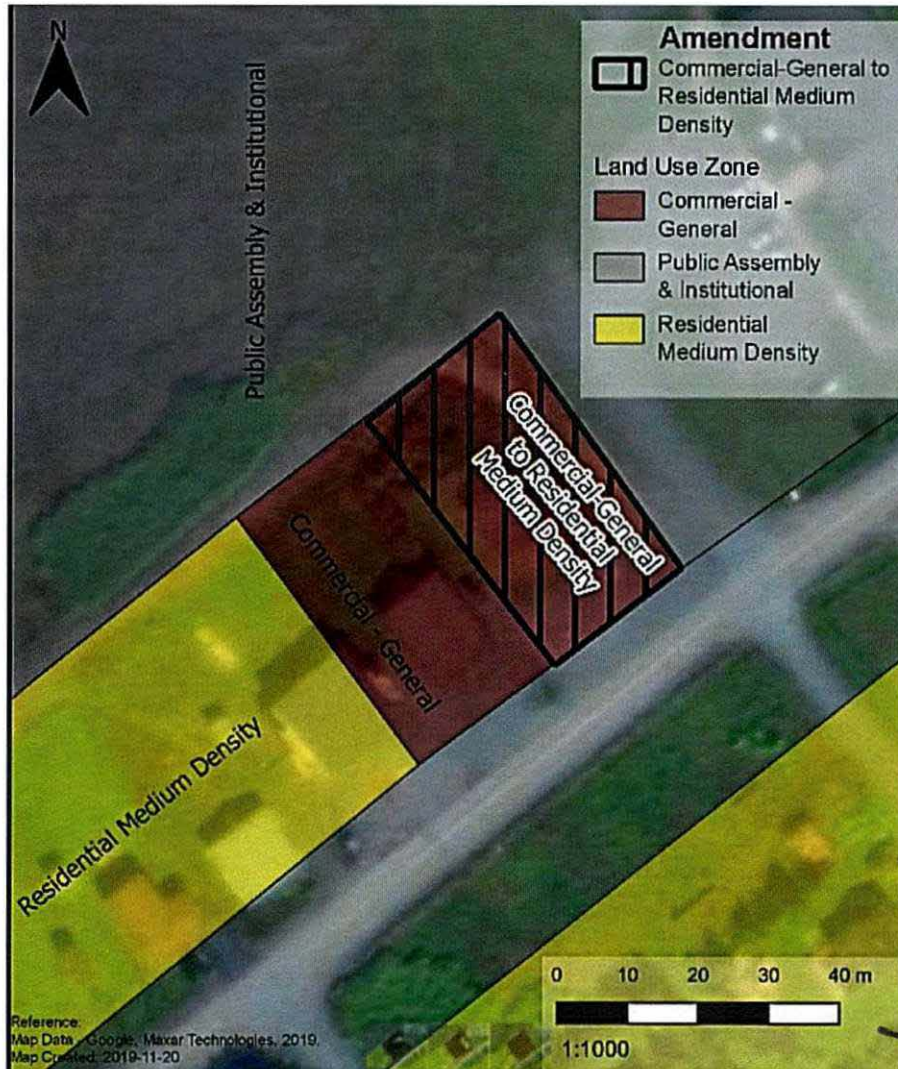
I CERTIFY THAT THIS DEVELOPMENT REGULATIONS AMENDMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE URBAN AND RURAL PLANNING ACT, 2000

**REGISTERED**

Development Regulations/Amendment



*[Signature]*  
 Anna Myers, MCIP



Number: 5245 - 2020-004  
 Date: September 25, 2020  
 Signature: *[Signature]*