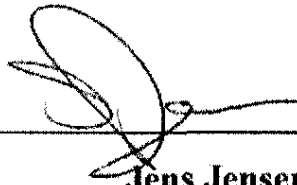


CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

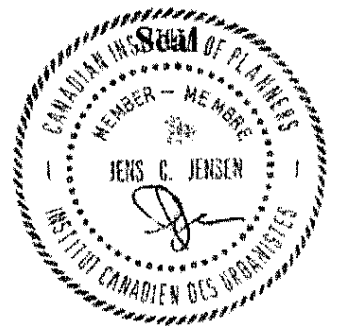
**I CERTIFY THAT THE ATTACHED TOWN OF GRAND BANK
MUNICIPAL PLAN AND DEVELOPMENT REGULATIONS
AMENDMENTS NO. 1, 2014**

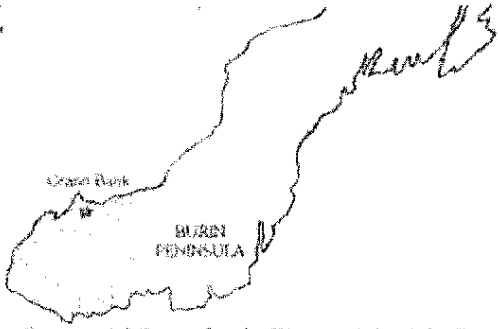
**Have each been prepared in accordance with the requirements of the *Urban
and Rural Planning Act 2000.***



Jens Jensen, P.Eng., MCIP

Date: _18th day of December_ 2014





Town of Grand Bank
P.O. Box 640, 56 Main Street
Grand Bank, NL
A0E 1W0



☎ (709) 832-1600

Fax: (709) 832-1636

Email: townofgrandbank@townofgrandbank.net

Website: www.townofgrandbank.com

Commercial Center for the Western Side of the Burin Peninsula

A Rich History and Prosperous Future

REX C. MATTHEWS
Mayor

CLAYTON WELSH
Deputy Mayor

ROGER BROOKS
Councillor

STAN BURT
Councillor

RICK GRIKS
Councillor

TRAVIS PARSONS
Councillor

BRUCE WARREN
Councillor

WAYNE BOLT
Town Manager

ATHY FOLLETT, CMC
Town Clerk/Treasurer

DEILA M. DOLIMOUNT
Office Administrator

MICHELLE PATTEN
Secretary

TOM BURTON
Recreation Director
Facilities Manager

TONY SMOOK
Fire Chief

URBAN AND RURAL PLANNING ACT

RESOLUTION TO APPROVE

TOWN OF GRAND BANK

MUNICIPAL PLAN AMENDMENT NO. 1, 2014

Under the authority of Section 23 of the *Urban and Rural Planning Act 2000*, the Council of the Town of Grand Bank approves Municipal Plan Amendment No. 1, 2014, exactly as reviewed and released by the Department of Municipal Affairs.

Approved by the Town of Grand Bank Council on the 27th day of September, 2014.

Signed and sealed this 30 day of September, 2014.

Mayor: Rex C. Matthews

(Council Seal)

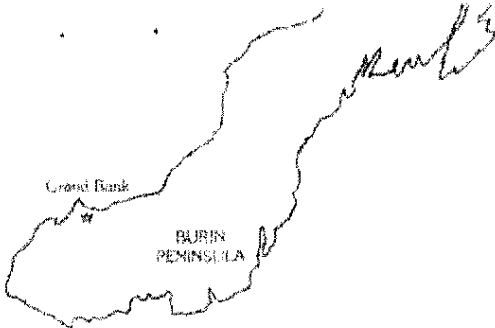
Clerk: Athy Follett

Municipal Plan/Amendment
REGISTERED

Number 1970-2015-004

Date February 17, 2015

Signature [Signature]



Town of Grand Bank
P.O. Box 640, 56 Main Street
Grand Bank, NL
A0E 1W0



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Website: www.townofgrandbank.com

Commercial Center for the Western Side of the Burin Peninsula

A Rich History and Prosperous Future

URBAN AND RURAL PLANNING ACT

RESOLUTION TO ADOPT

TOWN OF GRAND BANK

MUNICIPAL PLAN AMENDMENT NO. 1, 2014

REX C MATTHEWS
Mayer

CLAYTON WELSH
Deputy Mayor

ROGER BROOKS
Councillor

STAN BURT
Councillor

RICK GRIKIS
Councillor

TRAVIS PARSONS
Councillor

BRUCE WARREN
Councillor

WAYNE BOLT
Town Manager

CATHY FOLLETT, CMC
Town Clerk/Treasurer

JHEILA M DOLIMOUNT
Office Administrator

MICHELLE PATTEN
Secretary

TOM BURTON
*Recreation Director
Facilities Manager*

TONY SNOOK
Fire Chief

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Council of the Town of Grand Bank adopts Municipal Plan Amendment No. 1, 2014, exactly as reviewed and released by the Department of Municipal Affairs.

Adopted by the Town of Grand Bank Council on the 18th day of August, 2014.

Signed and sealed this 4th day of February, 2015.

Mayor:

(Council Seal)

Clerk:

TOWN OF GRAND BANK

MUNICIPAL PLAN AMENDMENT No. 1, 2014

BACKGROUND AND POLICY ANALYSIS

The Town Council of Grand Bank wishes to amend the Municipal Plan for 2012-2022.

An area which has been used as a playground in the downtown area is proposed to be made available for development in the "Commercial" category; it is now designated as "Open Space". There are no buildings on the site at present.

The playground has become surplus to requirements as the Town has developed a new community park close by. Also, a large local industry, Dynamic Air Shelters Ltd., has advised the Town that it plans to expand its manufacturing activity in Grand Bank, and the subject area would be well suited to their plans. The company at present operates another manufacturing plant in the downtown, and the proximity of the subject land to the already established plant provides an efficiency in operation which locations elsewhere would not afford.

Council is very aware of the need to proceed cautiously in removing any lands from the Open Space designation. The Municipal Plan in Section 6.2.6 states as follows:

The Open Space designation is applied to benign recreational open space, conservation and cemetery uses, in order to carefully control their redevelopment to other uses. The value accorded these places, and the need to prevent hasty decision making should there be proposals to develop these lands for other types of uses, is similar to the concern reflected in the Public Use designation.

These uses often reflect many years of care and dedication by community members, for the benefit of the community. It follows that any other use of these lands which might be approved should be limited to equally desirable public amenities of a similar nature, such as outdoor assembly uses.

The following policies will guide the future growth and development of the Open Space areas:

- 1. The Open Space areas are designated on the Future Land Use Map 2.*
- 2. Open Space uses are highly valued features in the community and are not to be changed to other uses without extremely careful review of the merits of the proposed changes.*
- 3. Change of use out of the Open Space designation shall be by way of amendment to the Municipal Plan and Development Regulations.*

It is a fortunate coincidence that the subject land has become surplus to the community's open space needs (due to the construction of the new community park close by) at the same time that a valued local industry desires to use it to strengthen its manufacturing capacity in the community. The economic benefit in terms of building the town's labour force and investment in development are very important and justify the loss of that specific open space provided that substitute equally desirable facilities are provided. In this case, the new nearby community park represents an equally desirable public amenity of the same nature.

The appropriate new designation of the subject land is Commercial, which anticipates light industry amongst its future developments. The Municipal Plan at Section 6.2.3 states as follows:

The Commercial designation is applied to lands which are intended to function as the primary location for new larger scale commercial development, as well as light industry and similar developments related to the regional economy. Also, given that some properties within the designation are already developed for residential and other non-commercial uses, some latitude should be given to permitting other uses, including further residential uses.

However, the primary purpose of the Commercial lands is to support larger scale commercial and light industrial development. Most of the development in this class is located along the bypass highway, as it features land areas large enough to support larger scale developments of these types.

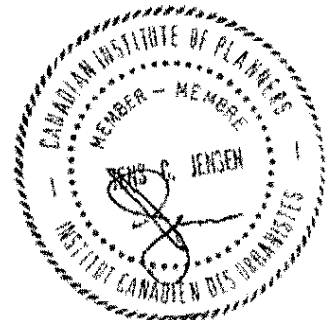
The size of the subject lands are suited to the "larger scale commercial development, as well as light industry" contemplated in the Municipal Plan. The proposed development by Dynamic Air Shelters Ltd. qualifies as a "development related to the regional economy" as the company is a major employer with plants in both Grand Bank and Fortune.

In every respect, the re-designation of the land from Open Space to Commercial is a change which the policies of the Municipal Plan would support.

The precise wording of this amendment is set out below.

AMENDMENT No. 1, 2014

The Future Land Use Map 2 attached to and forming part of the Municipal Plan is amended by changing the designation of the land now designated as Open Space, to Commercial, as shown on the map on the next page.



PUBLIC CONSULTATION PROCESS

The Town of Grand Bank advised the community of its plans to make the subject amendments, by way of newspaper advertisements and a mass email which is the means by which informal notices are circulated to residents. The notices included a synopsis of the changes and invited all concerned to make any submissions before or at a public meeting held on 3 June, 2014. The document available for inspection is the documentary material shown above.

Before and during the 3 June, 2014, meeting, no person appeared to discuss or make submissions.

Copies of the newspaper advertisements, run in the Southern Gazette (a newspaper circulating in the area) on 21 and 27 May, 2014, are attached as Appendix A.

The email was sent out on 15 May, 2014, and appeared as follows:

***From:** Town Of Grand Bank [<mailto:townofgrandbank@townofgrandbank.net>]
Sent: Thursday, May 15, 2014 8:55 AM
To: Town Of Grand Bank
Subject: Municipal Plan Amendment*

**URBAN AND RURAL PLANNING ACT
PUBLIC INFORMATION MEETING
AMENDMENT NO. 1 – 2014 TO THE TOWN OF GRAND BANK
MUNICIPAL PLAN AND DEVELOPMENT REGULATIONS FOR 2012 – 2022**

The Town Council of Grand Bank is considering making amendments to the Town of Grand Bank Municipal Plan and Development Regulations for 2012-2022, pursuant to Section 16 of the Urban and Rural Planning Act 2000. The amendment, (No. 1 – 2014) to the Town of Grand Bank Municipal Plan and Development Regulations for 2012 – 2022, may be inspected at the Town Office, Monday through Friday, between the hours of 9:00 am to 4:00 pm, except during any days upon which the Town Office may be closed for holidays or for any unforeseen circumstances.

The amendments concern re-designating the site of a playground in the downtown so as to permit the development of an expanded manufacturing capacity of Dynamic Air Shelters Inc. The reason for the proposed amendment relates to the recent completion and coming into operation of the new community park. The community park development has rendered the site of the playground surplus to Town recreation program requirements. It coincides with a welcome proposal by the company to expand its manufacturing activity in the community. The new development will be closer to the existing plant the company operates.

and this represents an efficiency which strengthens the company's future in the Town.

A background report, including a policy analysis and a map showing the boundaries of the subject area which

is now designated as Open Space and which would become designated Commercial, is available for viewing at the Town Office as indicated above.

A public information meeting to present the proposal and answer any questions and hear suggestions related to the matter, will be held at

7:00 p.m. on Tuesday, June 3, 2014

at the Grand Bank Fire Hall,

19 Riverside West, Grand Bank, Newfoundland and Labrador.

Note that this information meeting is NOT the official public hearing pursuant to the Urban and Rural Planning Act 2000.

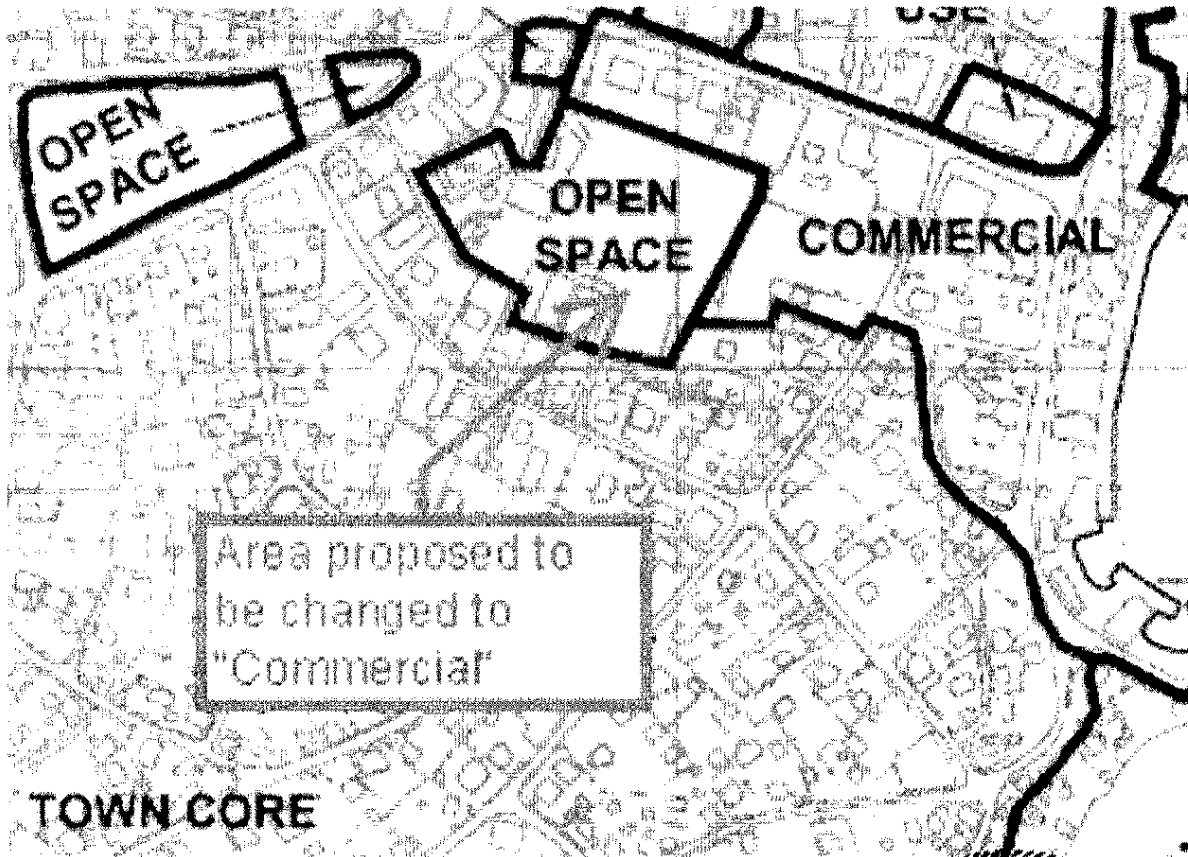
The public hearing will be held at a later date if Council determines to proceed with the amendments.

For more information about the amendments to the Municipal Plan and Development Regulations, or the Public Hearing,

please call the Town Clerk at the Town Office at 709.832.1600 or email

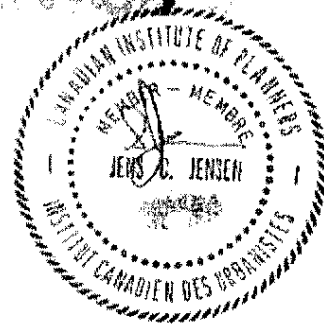
townofgrandbank@townofgrandbank.net

Please notify your friends and neighbours who do not have e-mail



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I CERTIFY THAT THE ABOVE MAP CONCERNING TOWN OF GRAND BANK MUNICIPAL PLAN AMENDMENT NO. 1, 2014 HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE URBAN AND RURAL PLANNING ACT 2000.



Jensen
 Jensen, Jensen, P. Eng. MCIP

Certified by Town of Grand Bank:

Dated at Grand Bank this 11th day of January AD 2015

Rex C. Matthews

Town Seal

Mayor, Town of Grand Bank

Cathy Felber

Clerk, Town of Grand Bank

Municipal Plan/Amendment	
REGISTERED	
Number	<u>1970-2015-004</u>
Date	<u>February 17, 2015</u>
Signature	<u><i>Clum</i></u>