

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF WABANA
DEVELOPMENT REGULATIONS AMENDMENT NO. 1, 2002**

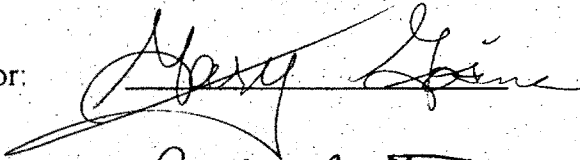
Under the authority of Section 16, Section 17 and Section 18 of the *Urban and Rural Planning Act 2000*, the Town Council of Wabana:

- a) adopted the Wabana Development Regulation Amendment No. 1, 2002 on the 12 day of Feb., 2002.
- b) gave of the adoption of the Wabana Development Regulation Amendment No. 1, 2002 by advertisement on the 20 day and the 23 day of Feb., 2002 in the The Telegram newspaper.
- c) set the 7 day of Mar. at 7:30 p.m. at the Town Hall, Wabana for the holding of a public hearing to consider objections and submissions.

Now under the authority of Section 23 of the *Urban and Rural Planning Act 2000*, the Town Council of Wabana approves the Wabana Development Regulations as adopted (or as amended).

SIGNED AND SEALED this 7 day of Mar., 2002

Mayor:



Clerk:



(Council Seal)

Development Regulations/Amendment	
REGISTERED	
Number	<u>5245-2002-001</u>
Date	<u>14 March 02</u>
Signature	<u>Althah</u>

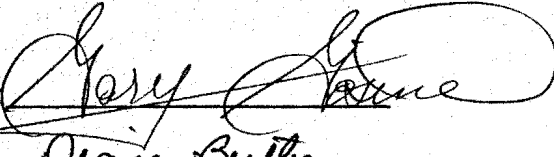
**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF WABANA
DEVELOPMENT REGULATIONS AMENDMENT NO. 1, 2002**

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Wabana adopted the Wabana Development Regulations Amendment No. 1, 2002

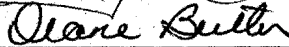
Adopted by the Town Council of Wabana on the 12 day of February, 2002

Signed and Sealed this 12 day of February, 2002

Mayor:



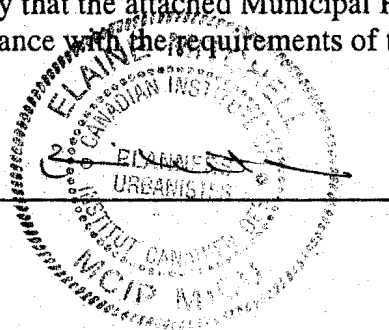
Clerk:



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Municipal Plan Amendment No. 1, 2002, has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*

MCIP:



TOWN OF WABANA
P.O. BOX 1229
BELL ISLAND, NF
A0A 4H0
PHONE: 709-488-2990
FAX: 709-488-3181
EMAIL: dbutler@firstcity.net

2002 02 01

TOWN OF WABANA DEVELOPMENT REGULATIONS AMENDMENT NO. 1, 2002

BACKGROUND

The Town Council of Wabana wishes to amend its Development Regulations to implement Municipal Plan Amendment No. 1 2002.

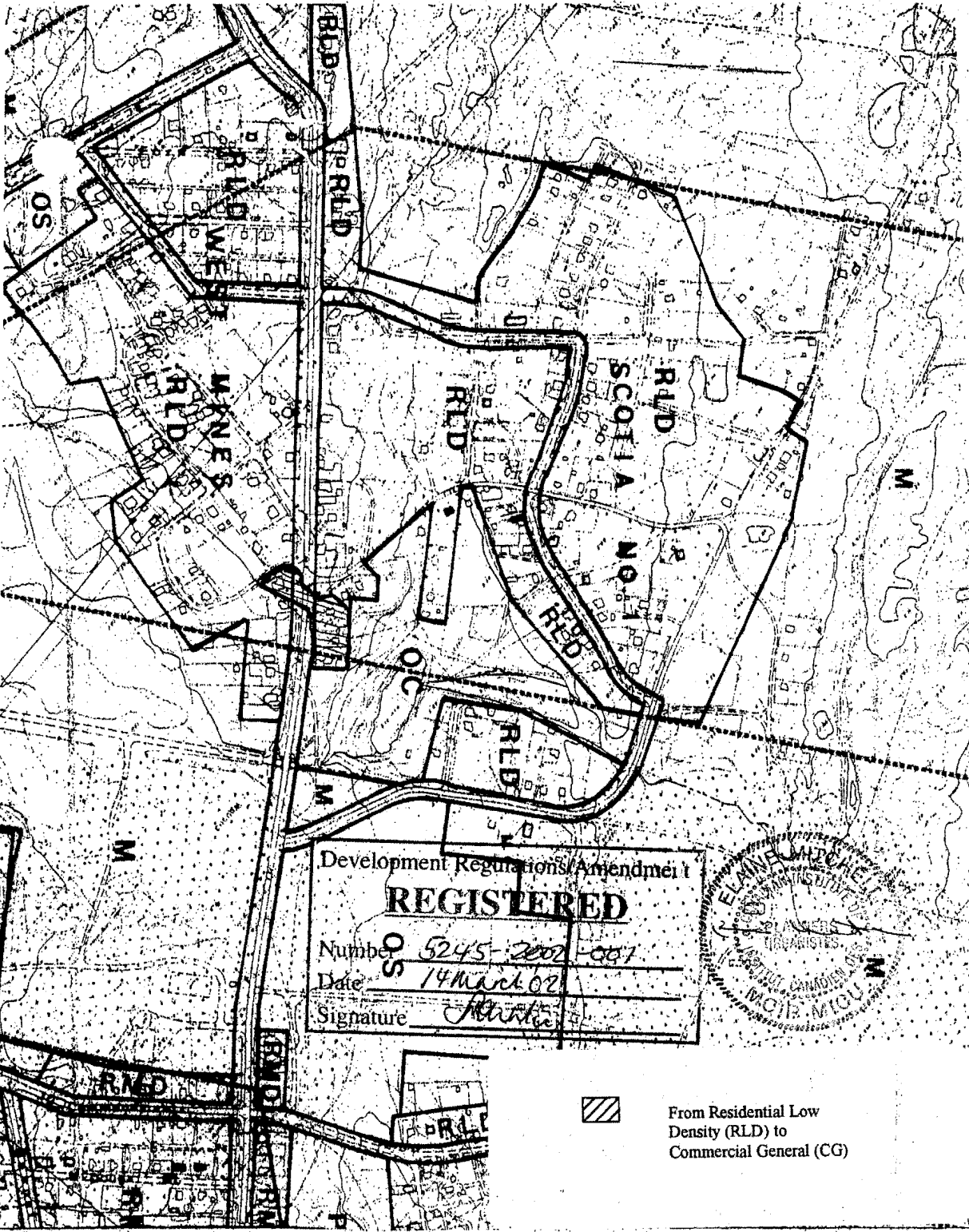
The Wabana Town Council wishes to amend its Development Regulations to change a section in the West Mines area of town from a Residential Low Density (RLD) area to Commercial General (CG). Council has received an application for a pub from this area, as well there is already a convenience store in the area and vacant land which can be commercially developed in the future. Plan of land use map (map No. 1 - E) is amended as shown on attached map.

PUBLIC CONSULTATION

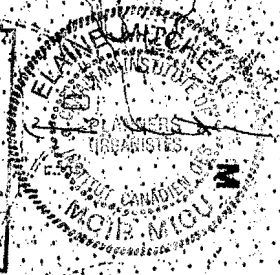
As this amendment to the Wabana Development Regulations is implementing Municipal Plan Amendment No. 1, 2002, the same consultation process was undertaken.


AMENDMENT NO. 1, 2002

Land Use Zoning Map (Map no. 1 - E) is amended as shown on attached map by rezoning this land from "Residential Low Density (RLD)" to "Commercial General" (CG).



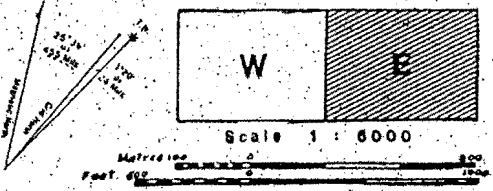
Development Regulations Amendment
REGISTERED
 Number *5245-2002-001*
 Date *14 March 02*
 Signature *[Signature]*



 From Residential Low Density (RLD) to Commercial General (CG)

TOWN OF WABANA MUNICIPAL PLAN 1990-00

ZONING PLAN
 MAP No. 1



Dated at Town of WABANA
 This DAY of 2002
 Mayor *[Signature]*
 Town Clerk *[Signature]*