

TOWN OF CHANNEL-PORT AUX BASQUES

DEVELOPMENT REGULATIONS AMENDMENT No. 2, 2025

Text Amendment: Public Notification Requirements

[Section 3.30 and Section 3.31]

Prepared by Paul Boundridge, MCIP

October 2025



**RESOLUTION TO ADOPT
CHANNEL-PORTAUX BASQUES
DEVELOPMENT REGULATIONS AMENDMENT NUMBER 2, 2025**

WHEREAS the Town of Channel-Port Aux Basques Council has decided that it wishes to update the public notification requirements set out in Section 3.30 and Section 3.31 of the Town of Channel-Port Aux Basques Development Regulations to align with Section 110.1 of the recently amended Urban and Rural Planning Act, 2000, and to reflect that there is no longer a printed newspaper in circulation within the municipality;

BE IT THEREFORE RESOLVED that the Town of Channel-Port Aux Basques hereby adopts the following text amendment to the Town of Channel-Port Aux Basques Development Regulations in accordance with the provisions of the Urban and Rural Planning Act.

1. Amend Section 3.30 (Notice of Application - Variance, Non-Conforming Use, Discretionary Use) by deleting Subsection 3.30.2.b. and substituting the following:

“b. for a Change in a Non-Conforming Use, any proposed Development listed as a Discretionary Use, if Council is using discretionary power, or if Council determines the public should be notified of an application, there shall be a public advertisement in posted in at least two (2) conspicuous places in the municipal planning area affected; also given by one (1) or more of a variety of means such as: newspapers, radio or tv broadcast in the area, Municipal website notices, Municipal social media pages, and any other means that is reasonably expected to notify a person in the area affected with a minimum fourteen (14) day response period, to be specified in the notice.

2. Amend Section 3.31 (Notice of Application - Rezoning, Text Amendment) by deleting Subsections 3.31.1 and 3.31.2 and substituting the following:

1. “Council shall advertise or cause to be advertised a Public Notice of an application by a Notice posted in at least two (2) conspicuous places in the municipal planning area affected; also given by one (1) or more of a variety of means such as: newspapers, radio or tv broadcast in the area, Municipal website notices, Municipal social media pages, and any other means that is reasonably expected to notify a person in the area affected with a minimum fourteen (14) day response period, to be specified in the notice.”

Development Regulations/Amendment

REGISTERED

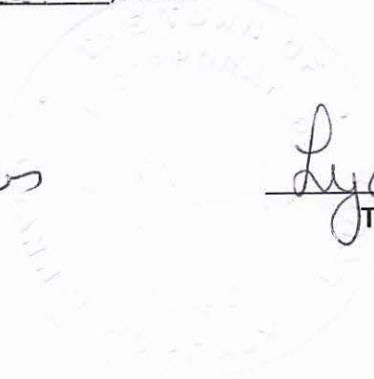
Number 1025-0006-2025
Date November 7, 2025
Signature Ben Monk

2. "The Public Notice shall:

- a. contain a general description of the application;
- b. specify the date set for a Regular Meeting of Council at which the application is to be considered;
- c. specify the date set for receipt of written representation on the application by the Town Clerk; and,
- d. identify the place and time where the application can be viewed by the public."

BE IT FURTHER RESOLVED that the Town of Channel-Port Aux Basques requests the Minister of Municipal Affairs and Public Engagement to register the proposed amendment in accordance with the requirements of the Urban and Rural Planning Act, 2000.

IN WITNESS THEREOF the Seal of the Town of Channel-Port Aux Basques has been hereunto affixed and this Resolution has been signed by the Mayor and the Town Clerk on behalf of Council this 15th day of October, 2025.

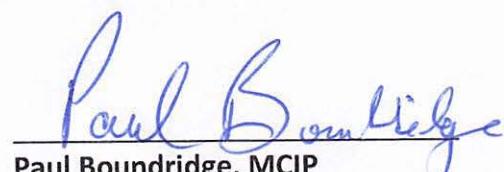

Mark Andrews
Mayor, Mark Andrews


Lydia Francis
Town Clerk, Lydia Francis

September 23, 2025
Council Adoption (date)

MCIP Certification

I hereby certify that this Amendment has been prepared
in accordance with the Urban and Rural Planning Act, 2000.


Paul Boundridge, MCIP



DEVELOPMENT REGULATIONS AMENDMENT NO. 2, 2025

BACKGROUND

The Town of Channel-Port Aux Basques Municipal Plan 2019-2029 and the Town of Channel-Port Aux Basques Development Regulations 2019-2029 came into effect on December 24, 2020. The Municipal Plan and the Development Regulations have been amended once since they came into effect. The Municipal Plan and Development Regulations text amendments were in response to the situation created in September 2022 by Hurricane Fiona and an effort to alleviate the resultant housing shortage.

Now, in response to an unforeseen circumstance – the absence of a printed newspaper in local circulation, and to align with a 2024 amendment to the *Urban and Rural Planning Act, 2000* (URPA) contained in Section 110.1 of URPA, the Town now wishes to amend the current Development Regulations, and this report has been prepared to explain the proposed change.

Following consultation with the Department of Municipal Affairs and Community Engagement (DMACE) on a separate matter, and the suggestion that the Town of Channel-Port Aux Basques should consider amending the public notification requirements in the Town's Development Regulations to align with recent changes to Section 110.1 of the *Urban and Rural Planning Act, 2000* (URPA); the latter was made necessary due to the absence of a printed newspaper in circulation in most communities in Newfoundland and Labrador, and the inability to have published public notices of proposed amendments to a Development Regulations or a Municipal Plans, or applications requiring the use of Discretionary Authority by Council. Council made the decision to proceed with the amendment process at its Public Meeting of June 17, 2025. It is noted that this proposed Development Regulations amendment would not require a Municipal Plan amendment.

PUBLIC CONSULTATION

The necessary Town of Channel-Port Aux Basques Development Regulations Amendment Number 2, 2025 was drafted. On August 20, 2025 a notice of Council's intent to consider the amendment were posted on the Town's website and Facebook page. On August 24, 2025, a notice was posted on bulletin boards at the Town Hall, the Bruce II Sports Centre, the Foodland supermarket and the Post Office. The notices informed the public of the nature of the amendment and its rationale, that the proposed amendment could be examined and that interested persons had until 1:00 p.m. on September 9, 2025 to provide any written comments to the Town Clerk, following which any comments received and the proposed amendment would be considered by Council at its September 23, 2025 Regular Meeting.

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No written comments to the proposed amendment were received by the Town Clerk by the stated deadline of 1:00 p.m. Tuesday, September 9, 2025. At its September 23, 2025 Regular Meeting of Council, Council decided to approve the Resolution to Adopt Channel-Port Aux Basques Development Regulations Amendment Number 2, 2025.

AMENDMENT NUMBER 2, 2025

The Town of Channel-Port Aux Basques Development Regulations shall be amended as follows:

1. Amend Section 3.30 (Notice of Application - Variance, Non-Conforming Use, Discretionary Use) by deleting Subsection 3.30.2.b. and substituting the following:

“b. for a Change in a Non-Conforming Use, any proposed Development listed as a Discretionary Use, if Council is using discretionary power, or if Council determines the public should be notified of an application, there shall be a public advertisement in posted in at least two (2) conspicuous places in the municipal planning area affected; also given by one (1) or more of a variety of means such as: newspapers, radio or tv broadcast in the area, Municipal website notices, Municipal social media pages, and any other means that is reasonably expected to notify a person in the area affected with a minimum fourteen (14) day response period, to be specified in the notice.

2. Amend Section 3.31 (Notice of Application - Rezoning, Text Amendment) by deleting Subsections 3.31.1 and 3.31.2 and substituting the following:

1. “Council shall advertise or cause to be advertised a Public Notice of an application by a Notice posted in at least two (2) conspicuous places in the municipal planning area affected; also given by one (1) or more of a variety of means such as: newspapers, radio or tv broadcast in the area, Municipal website notices, Municipal social media pages, and any other means that is reasonably expected to notify a person in the area affected with a minimum fourteen (14) day response period, to be specified in the notice.”

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2. "The Public Notice shall:

- a. contain a general description of the application;**
- b. specify the date set for a Regular Meeting of Council at which the application is to be considered;**
- c. specify the date set for receipt of written representation on the application by the Town Clerk; and,**
- d. identify the place and time where the application can be viewed by the public."**