



The Newfoundland and Labrador Gazette

PART I
PUBLISHED BY AUTHORITY

Vol. 100

ST. JOHN'S, FRIDAY, MARCH 21, 2025

No. 12

URBAN AND RURAL PLANNING ACT, 2000

NOTICE OF REGISTRATION TOWN OF MEADOWS DEVELOPMENT REGULATIONS AMENDMENT NUMBER 1, 2024

TAKE NOTICE that the TOWN OF MEADOWS DEVELOPMENT REGULATIONS AMENDMENT NUMBER 1, 2024, adopted on February 5, 2025, has been registered by the Minister of Municipal and Provincial Affairs.

IN GENERAL TERMS, the purpose of the TOWN OF MEADOWS DEVELOPMENT REGULATIONS AMENDMENT NUMBER 1, 2024, is to rezone lands from the Rural (R) Zone to the Community Development (CD) Zone.

This amendment comes into effect on the date that this notice is published in *The Newfoundland and Labrador Gazette*. For further information, please contact (709) 783-2339 or townofmeadows@nf.aibn.com.

THE TOWN OF MEADOWS
Sandra Legge, Town Manager

Mar. 21

QUIETING OF TITLES ACT

2024 06G 0149 IN THE SUPREME COURT OF NEWFOUNDLAND AND LABRADOR TRIAL DIVISION (GENERAL)

NOTICE OF APPLICATION under the *Quieting of Titles Act*, RSNL1990 cQ-3.

NOTICE IS HEREBY GIVEN to all parties that GLENDON DRODGE, of the City of Ottawa, in the Province of Ontario has applied to the Supreme Court, General Division, Grand Bank, to have title to all that piece or parcel of property situate at the Community of Caplin Cove, in the District of Terra Nova, in the Province of Newfoundland and Labrador, which property is more particularly described in Schedule "A" hereto annexed and shown in Schedule "B" hereto annexed.

ALL BEARINGS aforementioned, for which GLENDON DRODGE claims to be the owner investigated and for a Declaration that he is the absolute owner in fee simple in possession and the said GLENDON DRODGE has been ordered to publish this Notice of Application as required by the above named Act.

ALL PERSONS having title adverse to the said title claimed by the said GLENDON DRODGE shall file in the Registry of the Supreme Court of Newfoundland and Labrador, Grand Bank, particulars of such adverse claim and serve the same together with an Affidavit verifying same on the undersigned Solicitors for the Petitioner on or before the 23rd day of April 2025, after which date no party having any claim shall be permitted to file the same or to be heard except by special leave of the Court and subject to such conditions as the Court may deem just.

All such adverse claims shall be investigated then in such manner as the Supreme Court of Newfoundland and Labrador, Grand Bank, may direct.

DATED AT Clarenville, in the Province of Newfoundland and Labrador, this 17th day of December, 2024.

MILLS PITTMAN TWYNE LAW OFFICES
Solicitors for the Applicants
PER: GREGORY FRENCH

ADDRESS FOR SERVICE:
111 Manitoba Drive, Suite 201
Clarenville, NL A5A 1K2

SCHEDULE "A"

GLEN DRODGE
CAPLIN COVE, NL
Job No. 23-027

ALL THAT piece or parcel of land situate at Caplin Cove, in the Electoral District of Terra Nova, in the Province of Newfoundland and Labrador, abutted and bounded as follows, that is to say:

BEGINNING at a point, the said point having Grid Coordinates of North 5 319 664.377 metres and East 250 688.568 metres, as referenced to the meridian of (53) degrees west longitude of the Three Degree Modified Transverse Mercator Projection.

THENCE running along the easterly limit of Drodge's Road, (variable width), north (21) degrees (05) minutes (07) seconds west, a distance of (12.838) metres;

THENCE following the arc of a curve having a radius of (65.000) metres, for an arc distance of (28.679) metres, to a point being chord distant (28.447) metres as measured on a bearing of north (08) degrees (26) minutes (43) seconds west from the previously described point;

THENCE north (04) degrees (11) minutes (41) seconds east, a distance of (23.859) metres;

THENCE running by land described in Parcel "A" as surveyed for the Estate of Rachel Drodge, north (66) degrees (07) minutes (33) seconds east, a distance of (33.078) metres;

THENCE north (45) degrees (29) minutes (30) seconds east, a distance of (17.091) metres;

THENCE running by land formerly claimed by the Methodist United Church, south (59) degrees (04) minutes (52) seconds east, a distance of (7.093) metres;

THENCE south (36) degrees (58) minutes (27) seconds east, a distance of (16.409) metres;

THENCE south (49) degrees (31) minutes (48) seconds east, a distance of (14.830) metres;

THENCE running by land claimed by the Estate of Selby Whalen, south (51) degrees (33) minutes (44) seconds west, a distance of (13.953) metres;

THENCE south (39) degrees (53) minutes (26) seconds west, a distance of (36.829) metres;

THENCE south (38) degrees (18) minutes (03) seconds west, a distance of (18.348) metres;

THENCE south (55) degrees (17) minutes (07) seconds west, a distance of (20.318) metres, more or less, to the point of beginning and being more particularly shown and delineated on the attached plan;

The above described piece or parcel of land being subject to Power Utility Lines extending through the said land as shown on the attached plan;

CONTAINING an area of (0.3314) Hectares, more or less;

ALL BEARINGS being referred to the meridian of (53) degrees west longitude of the Three Degree Modified Transverse Mercator Projection. (NAD83)

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