

SIMPLE INTEREST ON OVERDUE ACCOUNTS: All property & business taxes are due on or before June 30th, 2025. All taxes not paid by this date will be subject to simple interest charged monthly at a rate of 12% per annum. ALL TAXES not paid by December 31, 2024 (including water/sewer, waste and fees) will be charged interest effective January 1st, 2025.

TOWN OF FORTUNE
Lacey Symes, Town Clerk

Dec. 2

**URBAN AND RURAL
PLANNING ACT, 2000**

**NOTICE OF REGISTRATION
CITY OF ST. JOHN'S
50 BENNETT AVENUE**

TAKE NOTICE that ST. JOHN'S MUNICIPAL PLAN AMENDMENT NUMBER 13, 2024, and ST. JOHN'S DEVELOPMENT REGULATIONS AMENDMENT NUMBER 39, 2024, adopted on August 20, 2024, and approved on October 15, 2024, have been registered by the Minister of Municipal and Provincial Affairs.

IN GENERAL TERMS, the purpose of ST. JOHN'S MUNICIPAL PLAN AMENDMENT NUMBER 13, 2024, is to redesignate land at 50 Bennett Avenue from the Institutional District to the Residential District, to allow a Cluster Development.

IN GENERAL TERMS, the purpose of ST. JOHN'S DEVELOPMENT REGULATIONS AMENDMENT NUMBER 39, 2024, is to rezone land at 50 Bennett Avenue from the Institutional (INST) Zone to the Apartment 1 (A1) Zone, to allow a Cluster Development.

This amendment comes into effect on the date that this notice is printed in *The Newfoundland and Labrador Gazette*. For further information, please contact 576-8220 or planning@stjohns.ca.

CITY OF ST. JOHN'S
Ken O'Brien, MCIP, Chief Municipal Planner

Dec. 6

**NOTICE OF REGISTRATION
AMENDMENT TO STEPHENVILLE
DEVELOPMENT REGULATIONS**

TAKENOTICEthattheTOWNOFSTEPHENVILLE DEVELOPMENT REGULATIONS AMENDMENT NO. 18, adopted on the 11th day of July 2024, has been registered by the Minister of Municipal and Provincial Affairs.

The amendment rezones approximately 3.2 hectares at 150 Minnesota Drive for the development of an integrated community health care centre.

The amendment comes into effect on the day that this notice is published in *The Newfoundland and Labrador Gazette*. Anyone who wishes to inspect a copy of the documents may do so at the Stephenville Town Office during normal business hours.

TOWN OF STEPHENVILLE
Jennifer Brake, Town Clerk

Dec. 6

QUIETING OF TITLES ACT

**2024 01G 4550
IN THE SUPREME COURT OF
NEWFOUNDLAND AND LABRADOR
TRIAL DIVISION (GENERAL)**

IN THE MATTER OF NIDUS DEVELOPMENT INC., a body corporate, duly incorporated and existing under The laws of the Province of Newfoundland and Labrador

AND

IN THE MATTER OF the *Quieting of Titles Act*, RSNL1990 cQ-3, and amendments thereto

AND

IN THE MATTER OF that piece or parcel of land being at New Pennywell Road, in the City of St. John's, in the Province of Newfoundland and Labrador

NOTICE OF APPLICATION under the *Quieting of Titles Act*, RSNL1990 cQ-3., and amendments thereto (the "Act"):

NOTICE IS HEREBY GIVEN to all parties that NIDUS DEVELOPMENT INC., a body corporate, duly incorporated and existing under the laws of the Province of Newfoundland and Labrador, has applied to the Supreme Court of Newfoundland and

THE NEWFOUNDLAND AND LABRADOR GAZETTE

December 6, 2024

Labrador - General Division, to have the title to ALL THAT piece or parcel of land situate and being at New Pennywell Road, in the City of St. John's, in the Province of Newfoundland and Labrador, Canada, and as more particularly described in the Schedule hereto annexed and marked "A", of which the said NIDUS DEVELOPMENT INC. claims of its own behalf to be the owner investigated and it request a declaration that the said NIDUS DEVELOPMENT INC. is the legal, beneficial, and absolute owner in possession and that the said Court having ordered that Notice of the said Application be published as required by the above named Act.

ALL PERSONS having a claim adverse to this title claimed by the said NIDUS DEVELOPMENT INC. shall file in the Registry of the Supreme Court of Newfoundland and Labrador - General Division, at the Court House, Duckworth Street, St. John's, Newfoundland and Labrador, Canada, A1C 5M3, particulars of such adverse claim and serve same together with an Affidavit verifying same, on the undersigned solicitors for the Applicant on or before the 4th day of January, 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 conditions the Court may deem just.

All such adverse claims shall then be investigated in such manner as the said Supreme Court may direct.

DATED at the City of St. John's, in the Province of Newfoundland and Labrador this 1st day of December, 2024.

FOREST ROAD LAW GROUP
Solicitors for the Applicant
ATTENTION: EMILY C. RYAN

ADDRESS FOR SERVICE:
Old Queen's College, Suite 100
16 Forest Road
St. John's, NL A1C 2B9

DESCRIPTION
CIVIC NO. 188
NEW PENNYWELL ROAD

ALL THAT piece or parcel of land situate and being on the Northwest side of New Pennywell Road, in the City of St. John's, in the Province of Newfoundland & Labrador, Canada, bounded and abutted as follows, that is to say: Beginning at a point, the said point having T.M. Grid Coordinates (NAD 83) of N

5,267,937.033 m and E 323,431.904 m with reference to Monument No. 80G2291 with Co-ordinates of N 5,267,233.892 m and E 323,466.932 m;

THENCE running along the Northwest limits of New Pennywell Road, along the arc of a curve having a chord bearing and distance of South fifty nine degrees fifty six minutes fifty one seconds West thirty four decimal five eight five metres and a radius of 294.806 metres;

THENCE turning and running by land of Douglas & Gale Whiteway, North twenty nine degrees thirty seven minutes zero seven seconds West two hundred twenty four decimal seven one one metres;

THENCE turning and running by land of Government of Newfoundland & Labrador, North fifty two degrees thirty six minutes zero seconds East ten decimal zero four eight metres; THENCE North sixty degrees zero nine minutes zero seconds East twenty four decimal three eight zero metres; THENCE North seventy five degrees twenty five minutes zero seconds East two decimal one four zero metres;

THENCE turning and running by land of Now or Formerly H.A. Butler, North eighty three degrees forty seven minutes twenty three seconds East ten decimal one three seven metres;

THENCE turning and running by land of City of St. John's, South twenty nine degrees zero one minutes zero seconds East sixteen decimal six eight one metres;

THENCE South seventy seven degrees fifty two minutes fifty three seconds West twelve decimal nine nine three metres;

THENCE South twenty nine degrees fifty six minutes twenty nine seconds East one hundred seventy eight decimal one two zero metres;

THENCE turning and running by land of Barry Collins & Laurie Winsor, South thirty degrees twenty seven minutes zero two seconds East thirty decimal four three eight metres more or less, to the point of beginning and containing in all an area of 7837.2 sq. metres as more particularly described on the plan hereto annexed.

ALL bearings are referred to Grid North.

Date: October 4, 2024
Job No. 23-278-4