

**TOWN OF**  
Address  
Telephone

**IN THE MATTER OF:**

The Town of Paradise Development Regulations, 2004  
The Urban and Rural Planning Act, SN, 2000.

**AND**

**IN THE MATTER OF:**

An Order of the Town of Paradise concerning the construction/excavation at **LOCATION** without a permit and therefore not in accordance with the Town of Development Regulations, 2004.

**TO: NAME**  
**ADDRESS**

**TAKE NOTICE** that the Town of e Development Regulations, 2004, was adopted pursuant to Section 35 of the Urban and Rural Planning Act, SN, 2000.

**AND TAKE NOTICE** that Section 7 of the Town of Development Regulations, 2004 provides that:

"Development shall not be carried out unless the Council has first issued a Permit to Develop".

**AND TAKE NOTICE** that the Council of the Town of is the authorized administrator of the Town of within which this development is occurring.

**AND FURTHER TAKE NOTICE** that as a result of the required permit not being issued from the Town of , by virtue of Section 7 of the Town of Development Regulations, 2004, the development of the property at **LOCATION** is deemed to be in non-compliance with The Town of Development Regulations, 2004 and, subsequently, the Urban and Rural Planning Act.

**AND FURTHER TAKE NOTICE** that by Section 102(1) of the Urban and Rural Planning Act, 2000 states that:

“Where, contrary to a plan or development regulations, a person has undertaken or commenced a building or other development, the council, regional authority or authorized administrator responsible for that plan or those regulations or the minister where he or she considers it necessary, may order that the person pull down, remove, stop construction fill in or destroy that building or development and may order that the person restore the site or area to its original state.”

**IT IS ORDERED** that all construction stop, until such time a development approval is issued for the property and the required permit being picked up so that it complies with the Town of development Regulations, 2004.

**AND TAKE NOTICE** that a person on whom an Order is served under the Act and does not comply with the terms of the order **within fourteen (14) days** is guilty of an offence in accordance with section 106 of the Act and is liable on summary conviction to a fine not exceeding \$1000 or to imprisonment for a term not exceeding 6 months, or to both a fine and imprisonment.

**AND TAKE NOTICE** that you have the right to appeal this decision. The appeal and a fee of \$100 plus HST (\$113.00 total) must be submitted to the Secretary of the Eastern Regional Appeal Board at the Dept. of Municipal and Provincial Affairs, 1<sup>st</sup> Floor, Confederation Building (West Block), P.O. Box 8700, St. John's, NL A1B 4J6 within **fourteen (14) days** of the day that you receive this decision. If the appeal and fee are not submitted within this time limit, your right to appeal is considered to be forfeited.

You should note that any interested person also has the right to appeal the decision regarding your application within the fourteen (14) day appeal period.

**DATED** at this -<sup>th</sup> day of MONTH, YEAR.

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NAME  
Director of Corporate Services-Town Clerk