



Rezoning Policy

Policy Number: 2021-006

Resolution Number: _____

Date Approved: _____

Objective

The objective of this Policy is to provide individuals access to the possibility of rezoning property located within the Town of Gambo so its intended use conforms to the Town of Gambo Municipal Plan and Development Regulations 2014-2024.

Scope

This policy applies to all land located within the Town Boundaries of the Town of Gambo.

Definitions

- a. **Act** means the Municipalities Act, 1999 as amended.
- b. **Approved** means to consent or to agree to.
- c. **Business** means a person, partnership, or corporation engaged in commerce.
- d. **Council** means the Town Council of the Town of Gambo.
- e. **Credited** means the sum of money due to a person.
- f. **Deposit** means to give as security or in part payment.
- g. **Fees** means a charge or payment for professional services.
- h. **Individual** means a person.
- i. **Land Holder** means a holder, owner, or occupant of land.
- j. **Rate** means the amount of a charge or payment.
- k. **Reimbursed** means to pay back, refund or repay.
- l. **Town** means the Town of Gambo.
- m. **Town Manager** means the Town Clerk/Manager or his/her designate.
- n. **Zone** means an area of land, including buildings and water, designated on the Zoning Map of the Town of Gambo Municipal Plan and Development Regulations to which the uses, standards and conditions of a particular Use Zone Table in Schedule C of the Regulations relate.

Policy

If an individual or Business is requesting a zoning change on a parcel of land located in the Town of Gambo, the following regulations will apply:

1. The Town of Gambo shall be reimbursed for all fees incurred during the re-zoning process by the land holder. This may include, but is not limited to: Municipal Planner fees, public hearing fees, fees incurred from public notices and all other costs incurred.
2. A deposit of \$2,500.00 will be required to initiate the re-zoning process. Any monies remaining from this deposit will be credited to the land holder. If expenses exceed the deposit amount of \$2,500.00, further deposits will be required before the re-zoning process can continue.



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If the Town Council of the Town of Gambo is the party responsible for the request for zoning change, the Town of Gambo will be responsible for all applicable charges incurred during the rezoning process.

Rezoning Process

For all rezoning requests, the Town of Gambo will follow the rezoning process as denoted in the Urban and Rural Planning Act, 2000.

Non-Compliance

Failure to pay the required fees will result in failure to re-zone property.

Reservations of Rights

The Town of Gambo reserves the right to change, modify or cancel this policy at any time, as it deems necessary.

REVISION HISTORY:

Revision:	Resolution:	Change Made:	Date:
1		Formatting, Zone Definition and Rezoning Process	January 26, 2021

Signature: 
Mayor

Signature: 
Town Clerk/Manager

Date: _____

Date: _____