

CHAPTER 255**PLANNING AND SUBDIVISION**

S.I. 2/2011

**PLANNING AND SUBDIVISION (PUBLIC NOTICE)
REGULATIONS**

(SECTIONS 16 AND 75)

[Commencement 10th January, 2011]

Citation.

1. These Regulations may be cited as the Planning and Subdivision (Public Notice) Regulations.

Interpretation.

2. In these Regulations —

Ch. 255.

“Act” means the Planning and Subdivision Act;

“Committee” means the Town Planning Committee appointed under the Act;

“Department” means the Department of Physical Planning established under the Act;

“Director” means the Director of Physical Planning appointed under the Act.

Publication of
notice by
Director.**3.** (1) Where a notice is required to be given in accordance with sections 39(5), 40(3), 41(4), 42(6), 43(4), 44(6) and 45(2), the Director shall cause such notice —

(a) to be given in two issues of two newspapers published and circulated in The Bahamas at intervals of not less than three days;

(b) to be posted —

(i) at the offices of the Department; and

(ii) on the official website of the Government of The Bahamas,

for the period commencing on the date of the issuance of the notice until the date of the hearing of the application by the Committee.

(2) A notice referred to under paragraph (1) shall specify —

(a) the purpose, location by way of a written description and map, size and any other pertinent details of the proposed development as the Director may think fit to include;

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- (b) the date of the public meeting or hearing of the application on or before which any objection against, or support for, the proposed development may be made in writing to the Department by any interested person;
 - (c) that the application and material submitted with the application is available for viewing by the public at the offices of the Department;
 - (d) that every objection against, or support for, the proposed development, made in writing and received by the Department on or before the date stated in the notice, shall be considered by the Committee in their deliberation of the application;
 - (e) that a copy of any written submission will be forwarded to the Committee to become part of the public record with respect to the application;
 - (f) that if a person or public entity does not make oral submissions at the public meeting, oral or written submissions to the Department on or before the date of the hearing or oral or written submissions at the hearing, the person or public entity is not entitled to appeal the decision of the Committee to the Subdivision and Development Appeal Board; and
 - (g) that if a person or public entity does not make oral submissions at the public meeting, oral or written submissions to the Department on or before the date of the hearing or oral or written submissions at the hearing, the person or public entity may not be added as a party to the hearing of an appeal before the Subdivision and Development Appeal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

4. In respect of any application made under the Act, a developer shall cause notice of the application to be posted on the site where the development is to take place and such notice shall —

- (a) be placed on each side of the property that abuts a road;
- (b) be placed on a wall or mounted on sign posts within five feet of the property line with full visibility from the road; and

Development site notice by developer.

- (c) be in the form shown in Part A of the Schedule and contain the information provided in Part B of the Schedule.

Schedule.

Application available for viewing.

5. The Department shall upon request make any application available for viewing by the public during normal business hours at the offices of the Department.

SCHEDULE

PART A

Notice of Development Proposal		
The Department of Physical Planning has received a (state particulars here)		
	4" X 4" wood posts	

PART B

NOTICE OF DEVELOPMENT PROPOSAL

The Department of Physical Planning has received a (specify whether a *Land Use Plan Amendment, Zoning Bye-law Amendment, Subdivision Site Plan Minor Variance, Severance, Architectural Design*) application for this property.

Development Proposal Description: _____

Applicant: _____

Application file number: _____

For additional information, please contact:

The Director of Physical Planning at the Department of Physical Planning at (242)322-7550/2 (242)328-3202, fax(242)328-3206, P. O. Box N-1611 or visit the Department of Physical Planning on J. F. K. Drive.