

**TOWN OF WHITBOURNE  
MUNICIPAL PLAN 2013 - 2023**



**DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2016**

**“Amendment to Condition 4 of the Mixed Development  
Land Use Zone Table”**

**“Residential Medium Density (R1)” to “Mixed Development (MD)”**

**Whitbourne Avenue Extension**

**FEBRUARY, 2016**

PLAN-TECH  
★  
ENVIRONMENT

URBAN AND RURAL PLANNING ACT  
RESOLUTION TO APPROVE  
TOWN OF WHITBOURNE  
DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2016

Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act 2000*, the Town Council of Whitbourne.

- a) Adopted the Whitbourne Development Regulations Amendment No. 1, 2016, on the 15<sup>th</sup> day of June, 2016.
- b) Gave notice of the adoption of the Town of Whitbourne Development Regulations Amendment No. 1, 2016, by advertisement inserted on the 28<sup>th</sup> day of June and the 5<sup>th</sup> day of July, 2016, in *The Compass* newspaper.
- c) Set the 14<sup>th</sup> day of July at 7:30 p.m. at the Town Hall, Whitbourne for the holding of a public hearing to consider objections and submissions.

Now under section 23 of the *Urban and Rural Planning Act 2000*, the Town Council of Whitbourne approved the Town of Whitbourne Development Regulations Amendment No. 1, 2016, as adopted (or as amended).

SIGNED AND SEALED this 10<sup>th</sup> day of August, 2016

Mayor:

Shelley Chelakay (Council Seal)  
Development Regulations Amendment

Clerk:

Crystal Peddle RECEIVED  
Number 5355-2016-001  
Date August 24, 2016  
Signature Shelley Chelakay

URBAN AND RURAL PLANNING ACT  
RESOLUTION TO ADOPT  
TOWN OF WHITBOURNE  
DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2016

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Whitbourne adopts the Town of Whitbourne Development Regulations Amendment No. 1, 2016.

Adopted by the Town Council of Whitbourne on the 15<sup>th</sup> day of June, 2016.

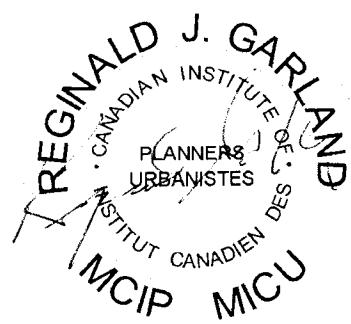
Signed and sealed this 10<sup>th</sup> day of August, 2016.

Mayor: Hilda Miller (Council Seal)

Clerk: Crystal Peddle

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Whitbourne Development Regulations Amendment No. 1, 2016 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.



# **TOWN OF WHITBOURNE**

## **DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2016**

### **BACKGROUND**

The Town of Whitbourne proposes to amend its Development Regulations. The Council has received a development proposal to construct a hair stylist and beauty salon on the north side of Whitbourne Avenue Extension. Hair stylists and beauty Salons are considered as a personal service and are better suited in a Mixed Development Land Use Zone.

The Whitbourne Land Use Zone Map has this area zoned as Residential. The purpose of this Amendment is to re-zone land located on the north side of Whitbourne Avenue Extension from Residential Medium Density (R1) to Mixed Development to accommodate the development. The Amendment will also make changes to Condition 4, *Professional, Medical, Personal Service and Office Use*, of the Mixed Development Land Use Zone Table to allow stand-alone hair stylists and beauty salons at the discretion of Council,

### **PUBLIC CONSULTATION**

During the preparation of this amendment, Council undertook the following initiative so that individuals and groups could provide input to the proposed Development Regulations Amendment. The Town Council of Whitbourne Cove published a notice in *The Compass* newspaper on April 5, 2016 advertising the proposed amendment seeking comments or representations from the public. The Town Council placed the proposed amendment on display at the Town Council Office from April 5, to April 12, 2016, for residents to view and to provide any comments or concerns in writing to the Council concerning the proposed amendment. No objections or representations were received within the time stipulated in the notice.

## **DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2016**

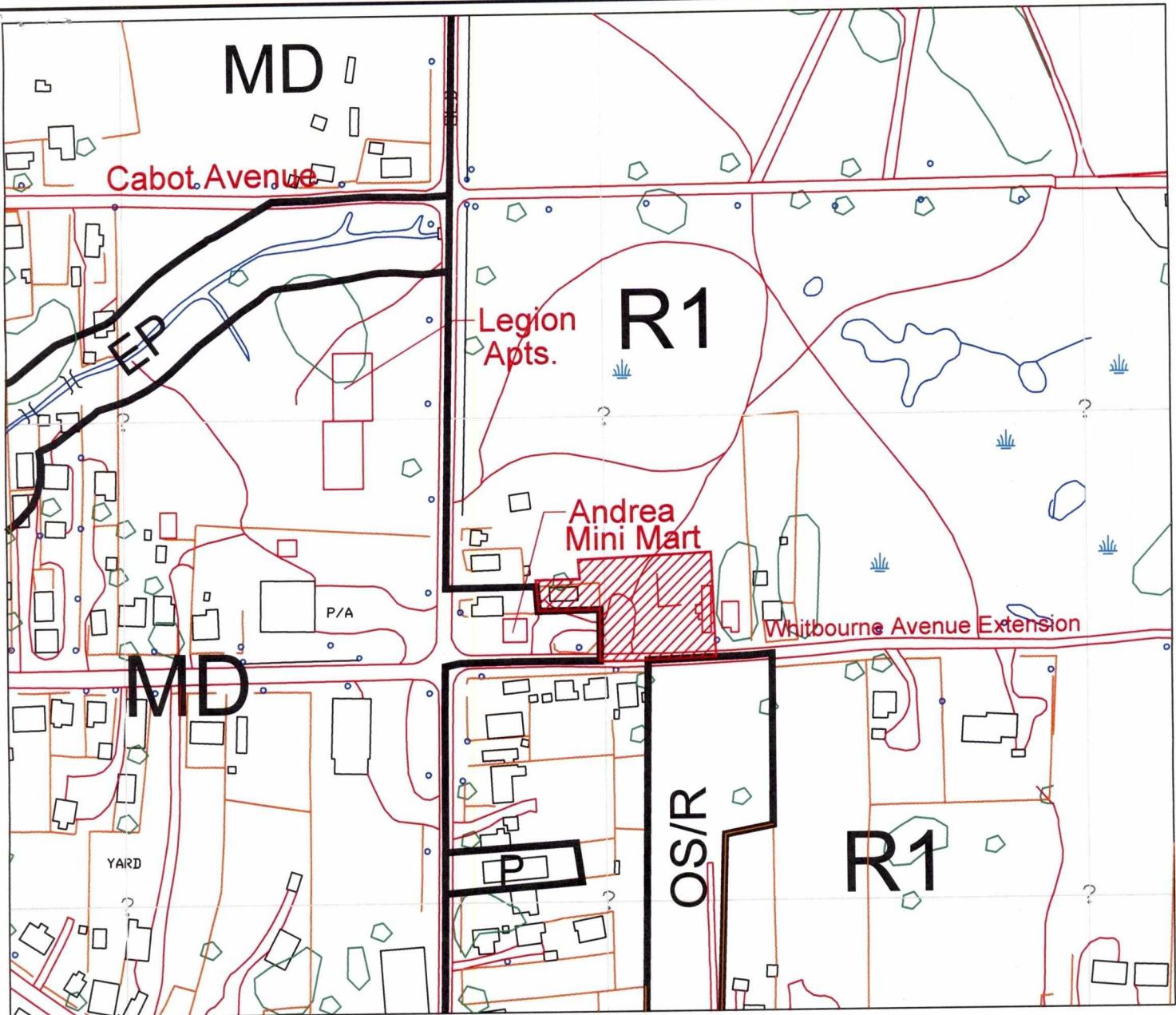
The Town of Whitbourne Development Regulations is amended by:

**A) Amending** Condition 4, *Professional, Medical, Personal Service and Office Use*, of the Mixed Development Land Use Zone Table by **adding** the following sub condition (h) as shown below:

**4. Professional, Medical, Personal Service and Office Use**

(h) Personal Service uses such as stand alone hair stylists and beauty salons may be considered at the discretion of Council.

**B) Changing** an area of land from " Residential Medium Density (R1)" to "Mixed Development (MD)" as shown on the attached copy of the Town of Whitbourne Land Use Zone Map, as shown below:



**TOWN OF WHITBOURNE  
MUNICIPAL PLAN 2013-2023**

**LAND USE ZONE MAP**

**DEVELOPMENT REGULATIONS  
AMENDMENT No. 1, 2016**

|                                          |                 |
|------------------------------------------|-----------------|
| <b>Development Regulations/Amendment</b> |                 |
| <b>REGISTERED</b>                        |                 |
| <b>Number</b>                            | 5355-2016-001   |
| <b>Date</b>                              | August 29, 2016 |
| <b>Signature</b>                         | Collie          |

This 10th Day of August 2016

*Alida Ahola* Mayor  
*Crystal Prole* Clerk



Area to be changed from: **“Residential Medium Density (R1)” to “Mixed Development”**

Seal

