

**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 15th 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 28th day of June and the 5th day of July, 2016, in *The Compass* newspaper.
- c) Set the 14th 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).

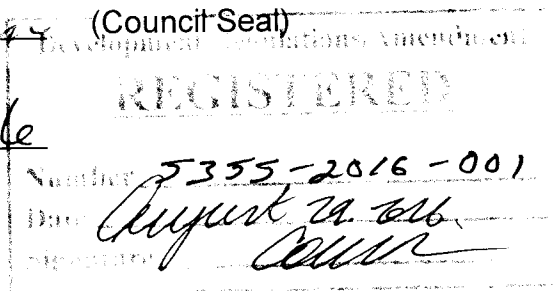
SIGNED AND SEALED this 10th day of August, 2016

Mayor:

Alfred Cicholas (Council Seat)

Clerk:

Crystal Peddle

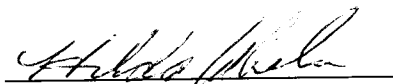


**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF WHITBOURNE
DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2016**

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 15th day of June, 2016.

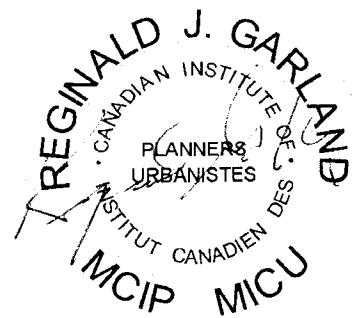
Signed and sealed this 10th day of August, 2016.

Mayor:  (Council Seal)

Clerk: 

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

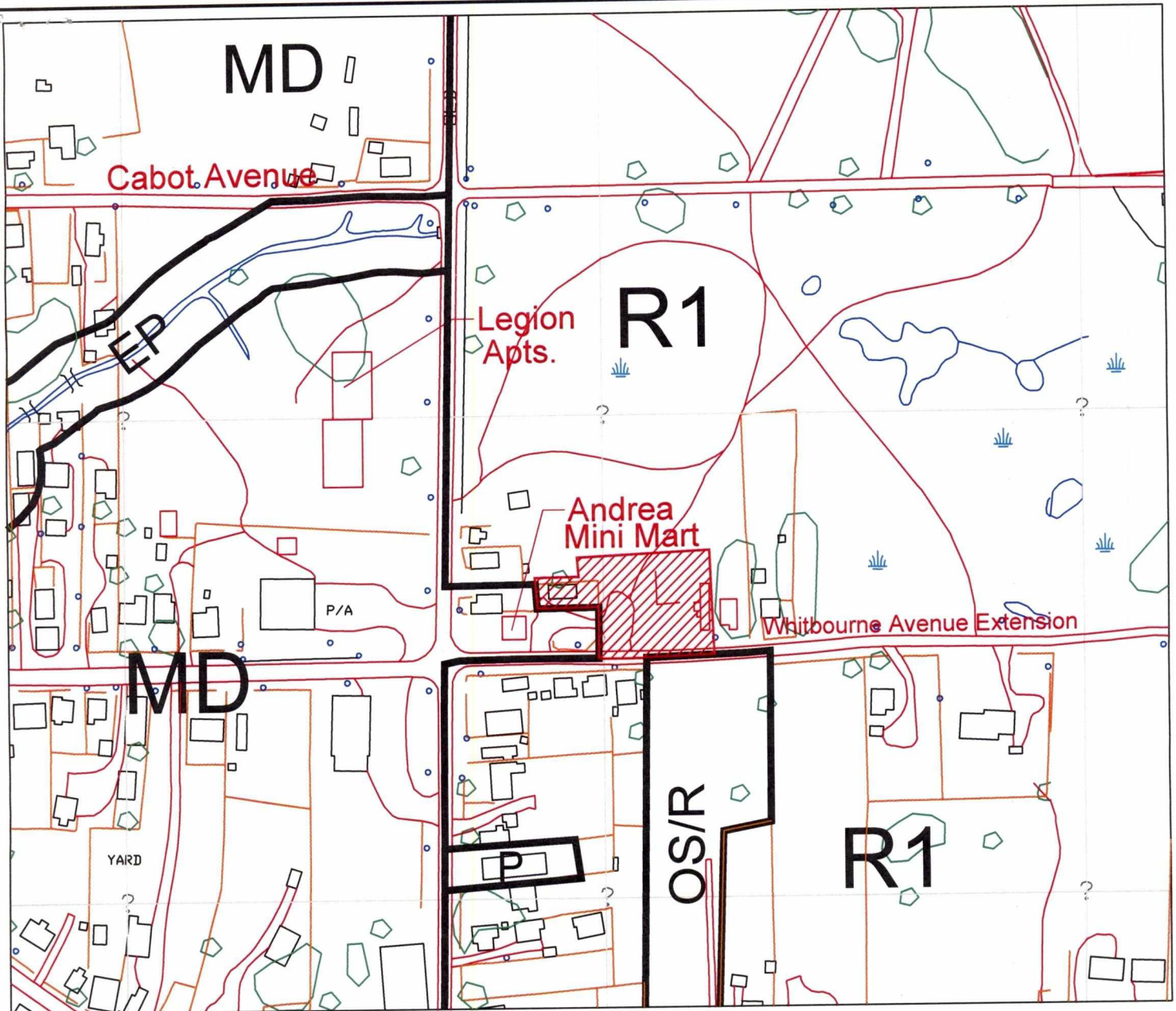
The Town of Whitbourne Development Regulations is amended by:

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**

Dated at Whitbourne

REGISTERED

This 10th Day of August 2016

Number 5355-2016-001
Date August 29, 2016
Signature [Signature]

[Signature] Mayor
[Signature] Clerk

Seal



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

PLAN-TECH



ENVIRONMENT

Scale: 1:2500

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.

