

Ms. Joanne Perry  
Town Clerk  
Town of Glovertown  
P.O. Box 224  
Glovertown, NL A0G 2L0

Dear Ms. Perry:

**GLOVERTOWN**  
**Municipal Plan Amendment No. 5, 2015**  
**Development Regulations Amendment No. 6, 2015**

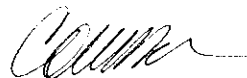
I am pleased to inform you that the **Town of Glovertown Municipal Plan Amendment No. 5, 2015 and Development Regulations Amendment No. 6, 2015**, as adopted by Council on the **30<sup>th</sup> day of September, 2015**, have now been registered.

Council must publish a notice in the **Newfoundland and Labrador Gazette** within 10 days of this letter. The Amendments come into effect on the date that this notice appears in the Gazette. The notice must also appear in a local newspaper. I have enclosed a notice template to assist Council in the preparation of this notice.

The Newfoundland and Labrador Gazette is published every Friday. **Notices must be submitted a week in advance.** Council can submit the notice by email ([queensprinter@gov.nl.ca](mailto:queensprinter@gov.nl.ca)), by fax (729-1900) or by mail (Queen's Printer, P.O. Box 8700, St. John's, NL, A1B 4J6).

Council's registered copy of the Amendments are enclosed. As they are legal documents, they should be reserved in a safe place.

Yours truly,



Corrie Davis, MCIP  
Manager  
Land Use Planning, Land Branch

cc: John Baird, MCIP

Encls.

**TOWN OF GLOVERTOWN  
MUNICIPAL PLAN**

**MUNICIPAL PLAN AMENDMENT No. 5, 2015**

**URBAN AND RURAL PLANNING ACT**  
**RESOLUTION TO APPROVE**  
**TOWN OF GLOVERTOWN MUNICIPAL PLAN**  
**AMENDMENT No. 5, 2015**

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

- a) adopted the Glovertown Municipal Plan Amendment No. 5, 2015 on the 30<sup>th</sup> day of September, 2015.
- b) gave notice of the adoption of the Glovertown Municipal Plan Amendment No. 5, 2015 by advertisement inserted on the 1<sup>st</sup> day and the 8<sup>th</sup> day of October, 2015 in the Beacon newspaper.
- c) set the 19<sup>th</sup> day of October, 2015 at 7:00 p.m. at the Town Hall, Glovertown for the holding of a public hearing to consider objections and submissions.

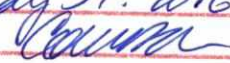
Now under Section 23 of the *Urban and Rural Planning Act 2000*, the Town Council of Glovertown approves the Glovertown Municipal Plan Amendment No. 5, 2015 as adopted.

SIGNED AND SEALED this 2<sup>nd</sup> day of November 2015

Mayor:   
Doug Churchill

Clerk:   
Joanne Perry



<b>Municipal Plan/Amendment</b>	
<b>REGISTERED</b>	
Number	<u>1865-2015-010</u>
Date	<u>January 31, 2016</u>
Signature	<u></u>

**URBAN AND RURAL PLANNING ACT  
RESOLUTION TO ADOPT  
TOWN OF GLOVERTOWN  
MUNICIPAL PLAN AMENDMENT No. 5, 2015**

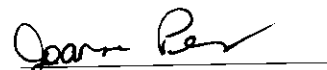
Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Glovertown adopts the Glovertown Municipal Plan Amendment No. 5, 2015.

Adopted by the Town Council of Glovertown on the 30<sup>th</sup> day of September, 2015.

Signed and sealed this 2<sup>nd</sup> day of November 2015.


Mayor:   
Doug Churchill

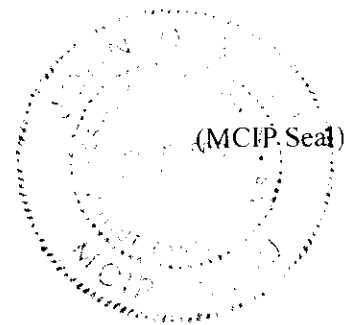
(Council Seal)

Clerk:   
Joanne Perry

**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached Municipal Plan Amendment No. 5, 2015 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

MCIP: 



**TOWN OF GLOVERTOWN**  
**MUNICIPAL PLAN AMENDMENT No. 5, 2015**

**BACKGROUND**

The Town of Glovertown wishes to amend its Municipal Plan to give Council the discretionary authority to permit home occupations in residential accessory buildings in the Residential and Mixed Use designations.

**PUBLIC CONSULTATION**

On July 10, 2015 Council posted the attached public notice of the proposed amendment on notice boards in the following establishments: Town Office, Glovertown Foodland, Glovertown Pharmacy, Blackwood's Supermarket, and Crosstown Kwikway. The notice asked for comments by July 22<sup>nd</sup>. No comments were received.

**MUNICIPAL PLAN AMENDMENT No. 5, 2015**

Amendment No. 5 to the Glovertown Municipal Plan applies to **Section 4.1.12 - Home-Based Businesses**. The amendment proposes to change the wording of **Policy G-22** as follows:

**DELETE the current wording of Policy G-22, which reads as follows:**

*"It shall be a policy of Council that businesses in the form of home occupations may be considered in any residential dwelling in any land use designation within the Glovertown Planning Area, where such businesses will not have negative impacts on traffic, noise, lighting, or signage."*

**AND REPLACE with the following wording:**

*"It shall be a policy of Council that businesses in the form of home occupations may be permitted in residential dwellings or residential accessory buildings in the Residential and Mixed Use designations, subject to appropriate conditions to minimize negative impacts on neighbouring properties such as increased traffic, noise, lighting, signage, etc."*

**TOWN OF GLOVERTOWN  
DEVELOPMENT REGULATIONS**

**DEVELOPMENT REGULATIONS AMENDMENT No. 6, 2015**

**URBAN AND RURAL PLANNING ACT  
RESOLUTION TO APPROVE  
TOWN OF GLOVERTOWN DEVELOPMENT REGULATIONS  
AMENDMENT NO. 6, 2015**

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

- a) adopted the Glovertown Development Regulations Amendment No. 6 on the 30<sup>th</sup> day of September, 2015.
- b) gave notice of the adoption of the Glovertown Development Regulations Amendment No. 6, 2015 by advertisement inserted on the 1<sup>st</sup> day and the 8<sup>th</sup> day of October, 2015 in the Beacon newspaper.
- c) set the 19<sup>th</sup> day of October, 2015 at 7:00 p.m. at the Town Hall, Glovertown 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 Glovertown approves the Glovertown Development Regulations Amendment No. 6, 2015 as adopted.

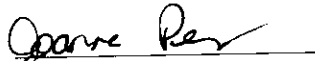
SIGNED AND SEALED this 2<sup>nd</sup> day of November, 2015

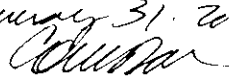
Mayor:

  
\_\_\_\_\_  
Doug Churchill

(Council Seal)

Clerk:

  
\_\_\_\_\_  
Joanne Perry

1865-2015-013  
January 31, 2016  


**URBAN AND RURAL PLANNING ACT  
RESOLUTION TO ADOPT  
TOWN OF GLOVERTOWN  
DEVELOPMENT REGULATIONS AMENDMENT No. 6, 2015**

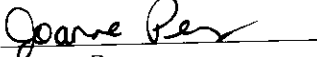
Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Glovertown adopts the Glovertown Development Regulations Amendment No. 16, 2015.

Adopted by the Town Council of Glovertown on the 30<sup>th</sup> day of September, 2015.

Signed and sealed this 2<sup>nd</sup> day of November, 2015.


Mayor:   
Doug Churchill

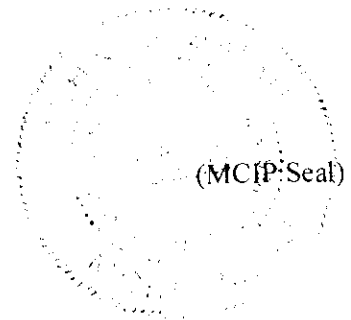
(Council Seal)

Clerk:   
Joanne Perry

**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached Development Regulations Amendment No. 6, 2015 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

MCIP: 





**TOWN OF GLOVERTOWN**  
**DEVELOPMENT REGULATIONS AMENDMENT No. 16, 2012**

**BACKGROUND**

Amendment No. 6 to the Glovertown Development Regulations is enacted to comply with Amendment No. 5 to the Glovertown Municipal Plan.

The Town of Glovertown wishes to amend the Residential Medium Density Zone and the Mixed Use Zone in Schedule C of its Development Regulations to authorize Council, where appropriate, to permit home occupations in accessory buildings on developed residential lots. It also wishes to include in the amendment a list of conditions that will apply to any approval of a home occupation.

**PUBLIC CONSULTATION**

On July 10, 2015 Council posted the attached public notice of the proposed amendment on notice boards in the following establishments: Town Office, Glovertown Foodland, Glovertown Pharmacy, Blackwood's Supermarket, and Crosstown Kwikway. The notice asked for comments by July 22<sup>nd</sup>. No comments were received.

**DEVELOPMENT REGULATIONS AMENDMENT No. 6, 2015.**

Amendment No. 6 to the Glovertown Development Regulations includes the following:

**ADD "home occupation"** as a Discretionary Use Class in the Residential Medium Density (RMD) and Mixed Use (MU) zones of Schedule C.

**ADD the following as:**

- (1) Condition 10 in the Residential Medium Density Zone, and**
- (2) Condition 10 in the Mixed Use Zone.**

***"Home Occupations***

*A home occupation may be permitted subject to the following:*

- (a) The home occupation will be clearly secondary to the residential use of the property.*
- (b) The home occupation will be located inside the dwelling or inside an accessory building on the same lot.*
- (c) The home occupation will employ one or more persons, who normally inhabit the dwelling and, in addition, may employ no more than two persons who do not normally inhabit the dwelling.*
- (d) The home occupation will occupy:*
  - no more than thirty percent (30%) of the floor area of the dwelling unit, and*
  - no more than sixty-five (65) square metres of the total floor area of an accessory building.*
- (e) The home occupation will not be permitted in an accessory building, any part of which is located closer to the streetline than the main dwelling.*
- (f) The home occupation will not include outdoor storage of materials or equipment unless approved at the discretion of Council.*
- (g) The home occupation will not use or keep in storage any hazardous materials.*

- (h) *The home occupation will not use water or generate sewage in excess of what can be accommodated by the existing water supply and sewage disposal system.*
- (i) *The home occupation will not cause noise, odours, fumes, electrical interference, or other nuisances that unreasonably affect neighbouring properties.*
- (j) *Unless otherwise authorized by Council, sufficient off-street parking space shall be available on the lot for the parking needs of residents, employees, and clients.*
- (k) *Council may require fencing, screening, and/or a minimum space separation to protect the amenity of adjacent uses.*
- (l) *The home occupation will not create traffic safety or traffic congestion concerns.*
- (m) *The home occupation will not include automobile repair, auto body repair, or automobile sales, and*
- (n) *The home occupation will adhere to such other conditions that Council deems necessary to protect the amenity of adjacent residential uses and the neighbourhood.”*