

**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 30th day of September, 2015.
- b) gave notice of the adoption of the Glovertown Municipal Plan Amendment No. 5, 2015 by advertisement inserted on the 1st day and the 8th day of October, 2015 in the Beacon newspaper.
- c) set the 19th 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 2nd day of November 2015

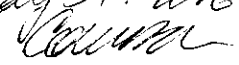
Mayor:


Doug Churchill

(Council Seal)

Clerk:


Joanne Perry

1865 - 2015 - 010
January 31, 2016


**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 30th day of September, 2015.

Signed and sealed this 2nd day of November 2015.

Mayor: 
Doug Churchill

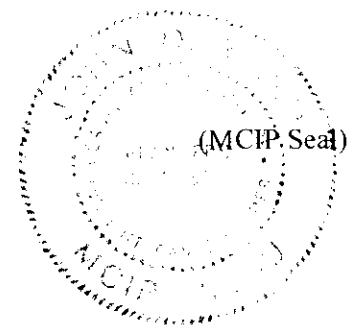
(Council Seal)

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 22nd. 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 30th day of September, 2015.
- b) gave notice of the adoption of the Glovertown Development Regulations Amendment No. 6, 2015 by advertisement inserted on the 1st day and the 8th day of October, 2015 in the Beacon newspaper.
- c) set the 19th 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 2nd day of November, 2015

Mayor: 
Doug Churchill

(Council Seal)

Clerk: 
Joanne Perry

1865-2015-013
January 31, 2016


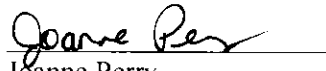
**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF GLOVERTOWN
DEVELOPMENT REGULATIONS AMENDMENT No. 6, 2015**

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 30th day of September, 2015.

Signed and sealed this 2nd day of November, 2015.

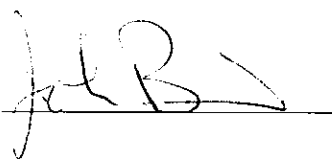
Mayor: 
Doug Churchill

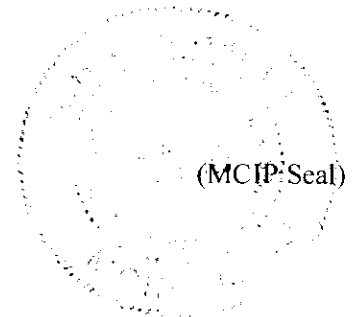
Clerk: 
Joanne Perry

(Council Seal)

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 22nd. 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.”*