

**TOWN OF GLOVERTOWN  
DEVELOPMENT REGULATIONS**

**DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2014**

**URBAN AND RURAL PLANNING ACT**  
**RESOLUTION TO APPROVE**  
**TOWN OF GLOVERTOWN DEVELOPMENT REGULATIONS**  
**AMENDMENT No. 1, 2014**

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. 1 on the 28<sup>th</sup> day of May, 2014,
- b) gave notice of the adoption of the Glovertown Development Regulations Amendment No. 1, 2014 by advertisement inserted on the 5<sup>th</sup> and the 12<sup>th</sup> day of June, 2014 in the Beacon newspaper.
- c) set the 23<sup>rd</sup> day of June at 7:00 p.m. at the \_Town Hall, Glovertown for the holding of a public hearing to consider objections and submissions.

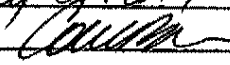
Now under Section 23 of the *Urban and Rural Planning Act 2000*, the Town Council of Glovertown approves the Glovertown Development Regulations Amendment No. 1, 2014 as adopted.

SIGNED AND SEALED this 17<sup>th</sup> day of July, 2014

Mayor:   
Doug Churchill

(Council Seal)

Clerk:   
Joanne Perry

|                                   |   |
|-----------------------------------|---|
| Development Regulations/Amendment |   |
| <b>REGISTERED</b>                 |   |
| Number                            | <u>1865-2014-008</u>  |
| Date                              | <u>July 29, 2014</u>  |
| Signature                         | <u></u> |

**URBAN AND RURAL PLANNING ACT**  
**RESOLUTION TO ADOPT**  
**TOWN OF GLOVERTOWN DEVELOPMENT REGULATIONS AMENDMENT No. 1,**  
**2014**

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. 1, 2014.

Adopted by the Town Council of Glovertown on the 28<sup>th</sup> day of May, 2014.

Signed and sealed this 17<sup>th</sup> day of July, 2014.

Mayor:   
Doug Churchill

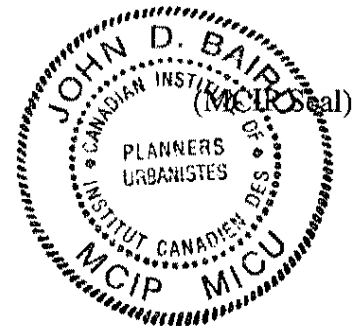
(Council Seal)

Clerk:   
Joanne Perry

**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached Development Regulations Amendment No. 1, 2014 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

MCIP:   
John Baird



## TOWN OF GLOVERTOWN

### DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2014

#### BACKGROUND

The Town of Glovertown proposes to adopt the following amendment to its Development Regulations 2010-2020. The amendment will change the land use zoning of a site on the south side of Station Road (immediately west of the Glovertown Lions Club) from Rural to Light Industrial/Commercial and Residential Medium Density as shown on the attached Land Use Zoning maps.

The amendment proposes the following changes:

- (1) Change the Land Use Zoning of approximately 7.3 hectares from Rural to Light Industrial/Commercial to facilitate commercial and light industrial development.
- (2) Change the Land Use Zoning of approximately 0.3 hectares from Rural to Residential Medium Density to accommodate the conversion of an existing commercial building to a single dwelling.
- (3) Add Agriculture as a Discretionary Use Class in the Light Industrial/Commercial Use Zone Table

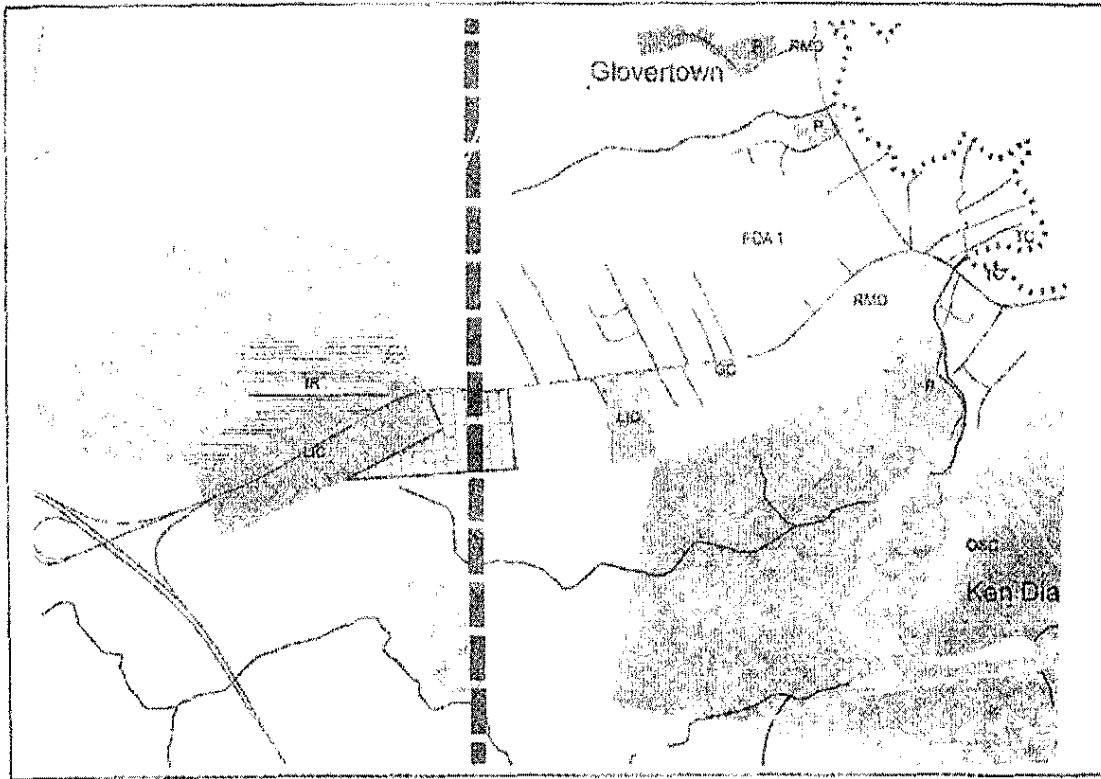
#### PUBLIC CONSULTATION

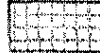
On April 2, 2014 Council posted the attached public notice of the proposed amendment on notice boards in the following establishments: Town Office, Glovertown Foodland, Glovertown Pharmacy, Glovertown Irving, Steve's Gas Bar, and Kwikway Convenience. The notice asked for comments by April 16<sup>th</sup>. No comments were received.

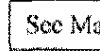
#### AMENDMENT No. 1, 2014

1. Glovertown Land Use Zoning Map 1.1 and Glovertown Land Use Zoning Map 1.2 (1:5000) are amended as shown on the attached maps. The amendment makes the following changes:
  - A site approximately 7.3 hectares in area is changed from Rural Resource to Light Industrial/Commercial
  - A site of approximately 0.3 hectares in area is changed from Rural Resource to Residential Medium Density
2. "Agriculture" is added as a Discretionary Use Class to the Light Industrial/Commercial zone.

GLOVERTOWN DEVELOPMENT REGULATIONS  
 Glovertown Land Use Zoning Map 1.1  
 Amendment No. 1, 2014



REZONE FROM "Rural Resource" to "Light Industrial-Commercial" 

REZONE FROM "Rural Resource" to "Residential Medium Density" 

See Map 1.2 (next page)

Dated at Glovertown this 17<sup>th</sup> day of July, 2014.

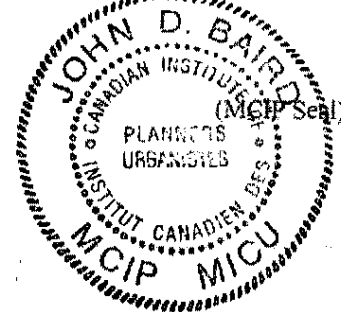
  
 Doug Churchill, Mayor

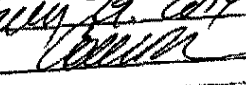
  
 Joanne Perry, Town Clerk

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that this amendment to the Glovertown Land Use Zoning Map has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

MCIP:   
 John Baird



Development Regulations/Amendment  
**REGISTERED**  
 Number 1865-2014-008  
 Date July 29, 2014  
 Signature 

GLOVERTOWN DEVELOPMENT REGULATIONS  
 Glovertown Land Use Zoning Map 1.2, Scale 1:5000  
 Amendment No. 1, 2014



REZONE FROM "Rural Resource" to "Light Industrial-Commercial"



REZONE FROM "Rural Resource" to "Residential Medium Density"



Dated at Glovertown this 17<sup>th</sup> day of July, 2014.

Doug Churchill  
 Doug Churchill, Mayor

Joanne Perry  
 Joanne Perry, Town Clerk

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that this amendment to the Glovertown Land Use Zoning Map has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

MCIP:

John Baird  
 John Baird



Development Regulations/Amendment  
**REGISTERED**

Number 1805-2014-008  
 Date July 2014  
 Signature [Signature]