

**TOWN OF GLOVERTOWN
DEVELOPMENT REGULATIONS**

DEVELOPMENT REGULATIONS AMENDMENT No. 8, 2018

URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF GLOVERTOWN DEVELOPMENT REGULATIONS
AMENDMENT NO. 8, 2018

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. 8, 2018 on the 31st day of July 2019.
- b) Gave notice of the adoption of the Glovertown Development Regulations Amendment No. 8, 2018 by advertisement inserted on the 21st day of August 2019 and the 18th day of September 2019 in the Central Voice newspaper.
- c) Set the 1st day of October 2019 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. 8, 2018 as adopted.

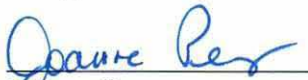
SIGNED AND SEALED this 15th day of NOV 2019

Mayor:



Doug Churchill

Clerk:



Joanne Perry



Development Regulations/Amendment

REGISTERED

Number 1865-2019-015

Date November 15, 2019


Signature Mary Olay

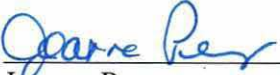
**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF GLOVERTOWN
DEVELOPMENT REGULATIONS AMENDMENT No. 8, 2018**

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. 8, 2018.

Adopted by the Town Council of Glovertown on the 31st day of July 2019.

Signed and sealed this 1st day of NOV 2019.

Mayor: 
Doug Churchill

Clerk: 
Joanne Perry



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Development Regulations Amendment No. 8, 2018 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

MCIP: 



TOWN OF GLOVERTOWN
DEVELOPMENT REGULATIONS AMENDMENT No. 8, 2018

BACKGROUND

Amendment No. 8 to the Glovertown Development Regulations is enacted to comply with Amendment No. 7 to the Glovertown Municipal Plan.

The proposed amendment will rezone approximately 0.9 hectares of land on Riverview Road from Tourism Resource to Residential Medium Density.

PUBLIC CONSULTATION

Refer to Municipal Plan Amendment No. 7.

DEVELOPMENT REGULATIONS AMENDMENT No. 8, 2018.

Glovertown Land Use Zoning Map 2.2 is amended as shown on the following page. The amendment rezones approximately 0.9 hectares from Tourism Resource to Residential Medium Density.

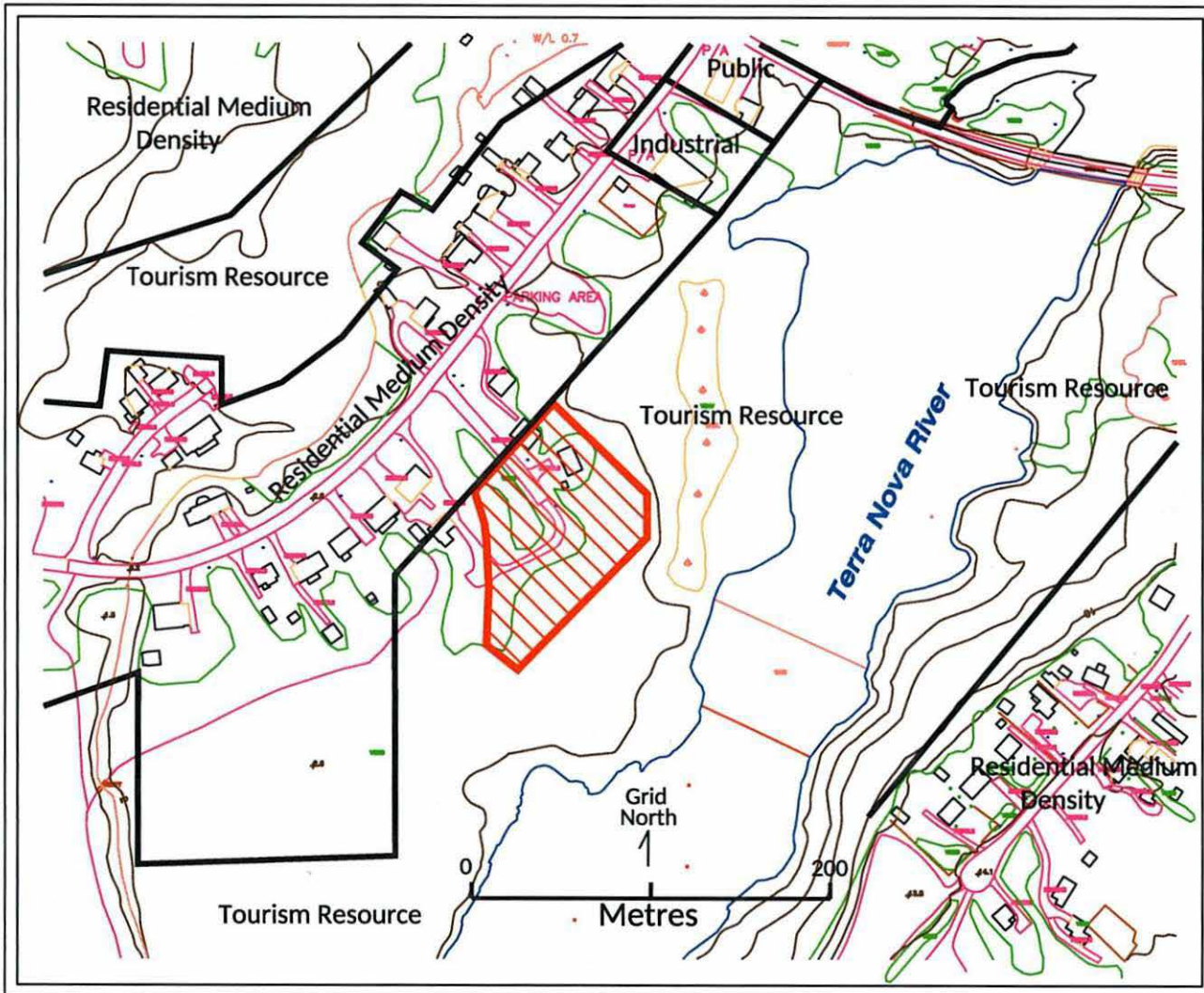
Because some of the area covered by this amendment is located the 1:100 year flood risk area as shown on the Glovertown zoning map, in order to reduce flood risk to personal safety, property, and the environment, it is a condition of the amendment that new dwellings in the amended area will be subject to the following Provincial policies for flood risk areas.

Newfoundland and Labrador Provincial Land Use Policy for Flood Risk Areas
(https://www.mae.gov.nl.ca/for/flood_policy/landusepolicyflood.pdf)

Provincial Policy for Floodplain Management
(https://www.mae.gov.nl.ca/waterres/regulations/policies/flood_plain.html)

The following conditions will apply to construction of new dwellings.


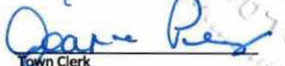
- (1) A building permit application must include a site plan that shows the location of the proposed dwelling(s) in relation to the 1:100 and 1:20 year floodplains as indicated on the Glovertown zoning map.
- (2) If the site plan shows that the dwelling(s) will be located within the 1:100 year floodplain, or within a 15-metre buffer around a 1:100 or 1:20 year floodplain, the application will be referred to the Water Resources Division of the Department of Municipal Affairs and Environment for approval under Section 48 of the Water Resources Act.
- (3) Any residential building permit issued by the Town will be in accordance with the approval and conditions of the Water Resources Division.
- (4) Council will monitor the construction and if it finds that the development is not compliant with the conditions of the building permit, a stop work order will be issued.



Town of Glovertown
Development Regulations
Land Use Zoning Map 2.2
Amendment No. 8, 2018

 From: Tourism Resource (TR)
 To: Residential Medium Density (RMD)

Dated at Glovertown, Newfoundland and Labrador
 This 14 day of Nov, 2018


 Mayor

 Town Clerk

I certify that this Development Regulations Amendment No.8, 2018 has been prepared in accordance with the requirements of the Urban and Rural Planning Act 2000.


 John Baird, MCIP


Development Regulations/Amendment
REGISTERED
 Number 1865-2019-015
 Date November 15, 2019
 Signature Wendy Dewey