

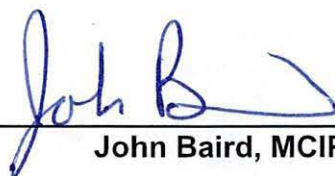
**TOWN OF GLOVERTOWN
DEVELOPMENT REGULATIONS
AMENDMENT No. 13, 2022**

**General Industrial to Residential Medium Density
Angle Brook Road**

Prepared for the Town of Glovertown

by

Baird Planning Associates



John Baird, MCIP



URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF GLOVERTOWN DEVELOPMENT REGULATIONS
AMENDMENT NO. 13, 2022

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. 13 on the 14th day of December 2022,
- b) Gave notice of the adoption of the Glovertown Development Regulations Amendment No. 13, 2022 by advertisement posted on the 10th day of January 2023 on:
 - (i) Council's website (www.glovertown.net/news-and-notice.aspx)
 - (ii) Notice boards at the Town Office, Glovertown Pharmacy, Eastglo Castle, Home Hardware, Timber and Twine, and Crosstown Kwik-Way.
- c) Set the 26th day of January 2023 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. 13, 2022 as adopted.

SIGNED AND SEALED this 1st day of February 2023

Mayor:

Doug Churchill
Doug Churchill

Clerk:

Joanne Perry
Joanne Perry

(Council Seal)



Development Regulations / Amendment	
REGISTERED	
Number	<u>1865-2023-020</u>
Date	<u>1 MARCH 2023</u>
Signature	<u>[Signature]</u>

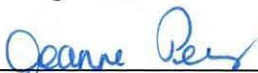
**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF GLOVERTOWN
DEVELOPMENT REGULATIONS AMENDMENT No. 13, 2022**

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. 13, 2022.

Adopted by the Town Council of Glovertown on the 14th day of December 2022.

Signed and sealed this 15th day of February 2023.

Mayor: 
Doug Churchill

Clerk: 
Joanne Perry



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Development Regulations Amendment No. 12, 2021 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. 13, 2022

INTRODUCTION

Amendment No. 13 to the Glovertown Development Regulations is enacted to comply with Amendment No. 12 to the Glovertown Municipal Plan. The purpose is to change the zoning of land at 3 Angle Brook Road from GENERAL INDUSTRIAL to RESIDENTIAL MEDIUM DENSITY to allow for residential development. The property is currently occupied by a commercial building used most recently as a building supply warehouse.

BACKGROUND

The parcel of land in question is located at 3-5 Angle Brook Road and is approximately 0.35 hectares in size. Surrounding development on Angle Brook Road is primarily residential and is designated RESIDENTIAL MEDIUM DENSITY on the Land Use Zoning map. The abutting property on the north side of the amendment area contains a place of worship and is zoned PUBLIC USE. Abutting land toward Terra Nova River is zoned TOURISM RESOURCE, which does not allow built-up development.

At its closest point to Terra Nova River, the amendment area lies approximately 15 metres from the shoreline. A significant portion of the amendment area is located within the 1:100-year flood zone (referred to as Designated Floodway Fringe on the Zoning map). A small corner of the amendment area is in the 1:20 year flood zone (referred to as Designated Floodway on the Zoning map).

In addition to the policies in Section 4.2.10 of the Municipal Plan, development in areas designated Floodway Fringe (1:100-year flood zone) is subject to Provision No. 8 in the General Provisions section of Schedule C, which states the following:

8. *Flood Risk Areas*

.... Development within the Floodway Fringe (1:100-year flood zone) shall meet flood-proofing standards intended to reduce damage to building type development and minimize the risk to building occupants. A proposed development may be refused if the applicant is unable to show that it would not be at risk from flooding or flood-related events.

PUBLIC CONSULTATION

Public notice (see attached) of the proposed amendment was posted on September 27, 2022, at the following locations:

- Town Office
- Crosstown Kwik-Way
- Glovertown Pharmacy
- Foodland
- Irving Gas Bar/Robin's Doughnuts

The notice was also posted on Council's website (<http://www.glovertown.net/news-and-notices.aspx>)

The notice provided a period up to 3:00 p.m., October 7, for submission of comments. No comments were received by the deadline.

DEVELOPMENT REGULATIONS AMENDMENT No. 12, 2021.

Glovertown Land Use Zoning Map 2.2 is amended as shown on the following page. The amendment rezones approximately 0.35 hectares of land from General Industrial to Residential Medium Density.

It is a condition of this amendment that new dwellings in the amended area will be subject to the following provisions of the Glovertown Municipal Plan and Development Regulations, as well as Provincial policies applicable to flood risk areas.

Development Regulations – Schedule C, General Provisions, No. 8

“Development within the Floodway Fringe (1:100-year flood zone) shall meet flood-proofing standards intended to reduce damage to building type development and minimize the risk to building occupants. A proposed development may be refused if the applicant is unable to show that it would not be at risk from flooding or flood-related events.”

Municipal Plan – Section 4.2.10 – Flood Risk Areas

(as referenced in Municipal Plan Amendment No. 12, 2022)

- Development should meet flood proofing standards intended to reduce damage to buildings and minimize risk to building occupants
- Projected 1:100-year flood levels will be considered when determining the acceptability of flood proofing measures for proposed developments
- Filling of land for the purposes of development, flood protection, or water redirection, shall not be permitted except where it is approved by the Water Resources Management Division
- Development applications will be referred to the Water Resources Management Division for recommendation before Council will approve

Newfoundland and Labrador Provincial Land Use Policy for Flood Risk Areas

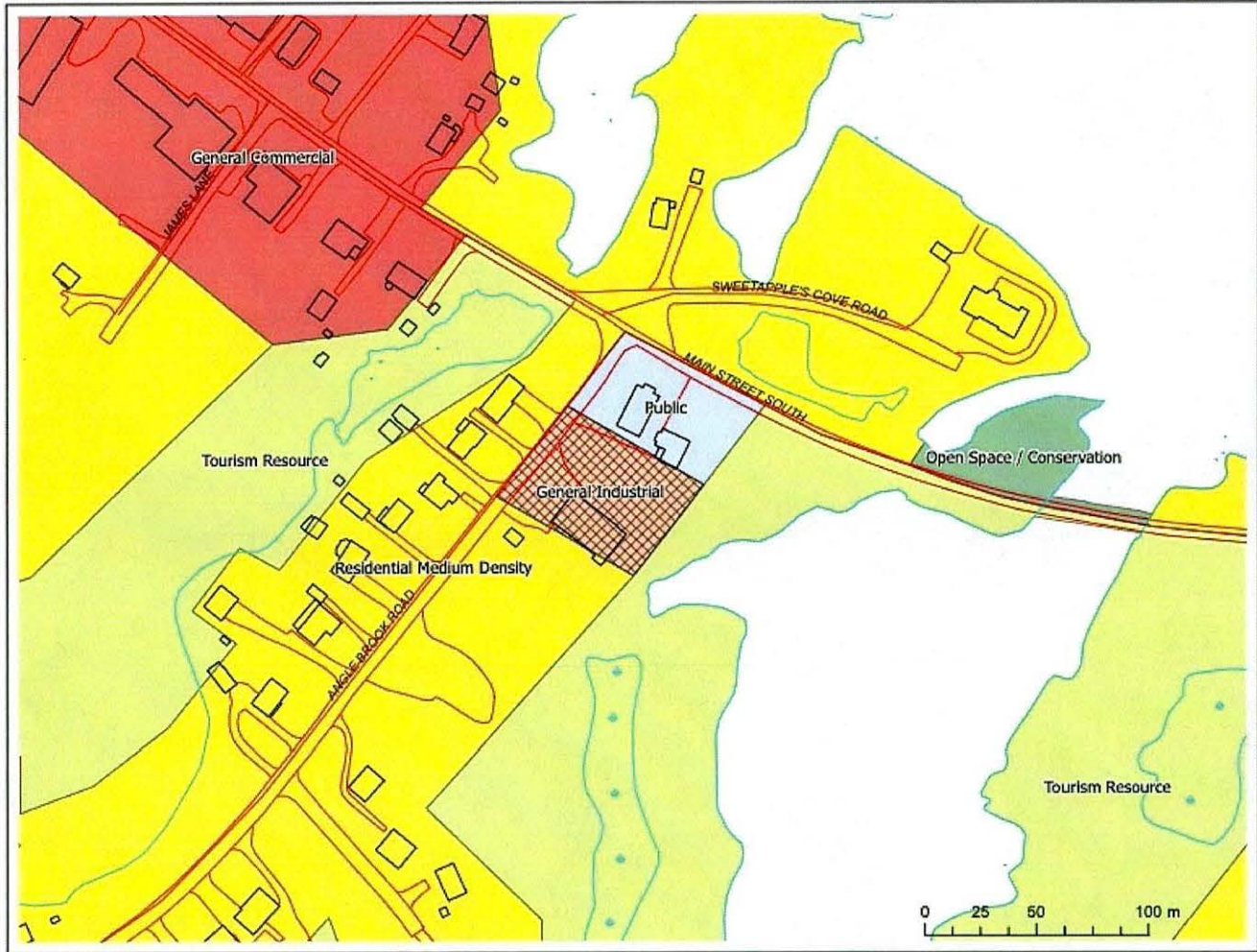
(<https://www.gov.nl.ca/mpa/files/for-flood-policy-landusepolicyflood.pdf>)

Provincial Policy for Floodplain Management



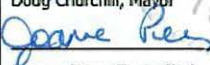

(<https://www.gov.nl.ca/ecc/waterres/regulations/policies/flood-plain/>)

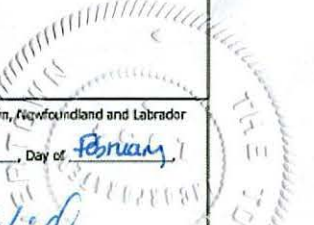
The following conditions will apply to construction of new dwellings in areas designated flood risk areas in the amendment area.

- (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) The application will be referred to the Water Resources Management Division of the Department of Environment and Climate Change for approval under Section 48 of the Water Resources Act.
- (3) Building permits issued by the Town in the amendment area will be in accordance with the approval and conditions of the Water Resources Management 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.



Dated: SEPT, 13, 2022

Town of Glovertown	
Development Regulations Land Use Zoning Map 2.2 Amendment No. 13, 2022	
	From: General Industrial To: Residential Medium Density
<p>Dated at Glovertown, Newfoundland and Labrador This <u>1st</u> Day of <u>February</u> 2022 2023</p> <p> Doug Churchill, Mayor</p> <p> Joanne Perry, Town Clerk</p>	
<p>I certify that this Development Regulations amendment for the Town of Glovertown has been prepared in accordance with the requirements of the Urban and Rural Planning Act 2000:</p> <p> John Baird, MCIP</p>	



Development Regulations / Amendment	
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Number	<u>1865-2023-020</u>
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