

**TOWN OF GLOVERTOWN  
MUNICIPAL PLAN**

**MUNICIPAL PLAN AMENDMENT No. 9, 2020**

**URBAN AND RURAL PLANNING ACT**  
**RESOLUTION TO APPROVE**  
**TOWN OF GLOVERTOWN MUNICIPAL PLAN**  
**AMENDMENT No. 9, 2020**

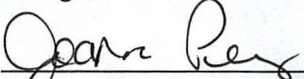
Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act 2000*, the Town Council of Glovertown

- a) Adopted the Glovertown Municipal Plan Amendment No. 9, 2020 on the 10<sup>th</sup> day of February 2021.
- b) Gave notice of the adoption of the Glovertown Municipal Plan Amendment No. 9, 2020 by advertisement posted on March 1, 2021 at the Town Office, Quickway Convenience , Glovertown Pharmacy, Eastglo Castle, Home Hardware, North Atlantic Gas Bar, Irving Gas Bar/Robin's Doughnuts, and the Town's Facebook page and website (<http://www.glovertown.net/news-and-notice/proposed-amendment-to-municipal-plan-and-development-regulations.aspx>)
- c) Set the 1<sup>st</sup> day of April 2021 at 7:00 p.m. at the Town Hall, Glovertown for the receipt of objections and other representations for consideration by the Public Hearing Commissioner.

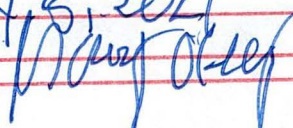
Now under Section 23 of the *Urban and Rural Planning Act 2000*, the Town Council of Glovertown approves the Glovertown Municipal Plan Amendment No. 9, 2020 as adopted.

SIGNED AND SEALED this 19<sup>th</sup> day of April 2021

Mayor:   
Doug Churchill

Clerk:   
Joanne Perry




<b>Municipal Plan/Amendment</b>	
<b>REGISTERED</b>	
Number	<u>1865-2021-014</u>
Date	<u>July 8, 2021</u>
Signature	<u></u>

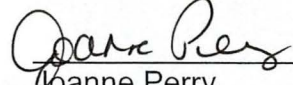
**URBAN AND RURAL PLANNING ACT  
RESOLUTION TO ADOPT  
TOWN OF GLOVERTOWN  
MUNICIPAL PLAN AMENDMENT No. 9, 2020**

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. 9, 2020.

Adopted by the Town Council of Glovertown on the 10th day of February 2021.

Signed and sealed this 19<sup>th</sup> day of April 2021.

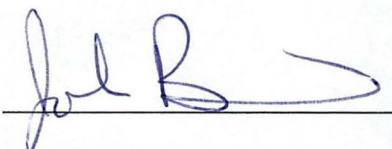
Mayor:   
Doug Churchill

Clerk:   
Joanne Perry



**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached Municipal Plan Amendment No. 9, 2020 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

MCIP: 



**TOWN OF GLOVERTOWN**  
**MUNICIPAL PLAN AMENDMENT No. 9, 2020**

**BACKGROUND**

The Town of Glovertown has received proposals for low-density residential development on lands lying east of Riverside Road East and Sweetapple Terrace in Glovertown South.

The first area extends parallel to the saltwater shoreline for approximately 1.3 kilometres from the eastern end of Riverside Road East. The second area includes a large block of land lying east of Sweetapple Terrace.

These areas include various sites proposed for large unserviced lots. East of Riverside Road East, there are multiple landowners several of whom wish to develop building lots. Council anticipates that this area will gradually be subdivided into large lots fronting onto the existing road. The parcel east of Sweetapple Terrace is held by one landowner who has proposed to develop it as one large residential property.

Other proposed changes include the establishment of an environmental protection buffer along the Glovertown South shoreline and the creation of a Public Use designation around an existing cemetery on Sweetapple Terrace.

While Council is prepared to allow these areas to be developed and to assume ownership of the road reservations, it will not extend water and sewer or upgrade or maintain the gravel roads to residential properties. That will be stipulated on all development permits issued in these areas.

**PUBLIC CONSULTATION**

Public notice (see attached) of the proposed amendment was posted on July 3, 2020 providing a period for comments to 3:00 pm on July 16, 2020. The notice was posted at the Town Office, on the Town's website [www.glovertown.net](http://www.glovertown.net) (see attached image) and on bulletin boards in the following commercial outlets:

- Crosstown Quickway
- Glovertown ESSO
- Glovertown Pharmacy
- Glovertown Foodland

A request was received from a landowner that the proposed amendment area be expanded to include a site where he wishes to build a new home. Council agreed to this request, so additional land was included in the proposed change from the Rural Resource to Residential designation.

## MUNICIPAL PLAN AMENDMENT No. 9, 2020

### 1. Municipal Plan - Section 4.2.1: Residential

1(a) At the end of the third paragraph under the heading "General Intent" (page 15)

ADD the following zoning designation :

*"4) Residential Unserviced"*

1(b) Immediately after Section 4.2.1.3 (page 18)

ADD a new section as follows:

#### "4.2.1.4 Residential Unserviced (RUS)

*In order to accommodate demand for low-density housing development in some semi-remote but accessible areas, Council supports the designation of a Residential Unserviced zone.*

**Policy R-12** *It shall be a policy of Council to permit the development of unserviced residential dwellings in areas zoned as Residential Unserviced.*

**Policy R-13** *It shall be a policy of Council that municipal water and sewer infrastructure will not be extended to areas zoned as Residential Unserviced.*

**Policy R-14** *It shall be a policy of Council to assume ownership of existing and future roads needed to facilitate development in the Residential Unserviced zone. However, notwithstanding Policy G-13, Council will not upgrade or maintain these roads."*

### 2. Municipal Plan - Section 4.2.6: Open Space/Conservation

REMOVE Policy OSC-1 as it is currently stated:

**Policy OSC-1** *It shall be a policy of Council to designate lands Open Space/Conservation as identified on the Generalized Future Land Use Maps 1.1 and 1.2. The only types of development that shall be permitted in these areas are unstructured recreational uses (i.e., picnic areas) and those required for environmental protection.*

and

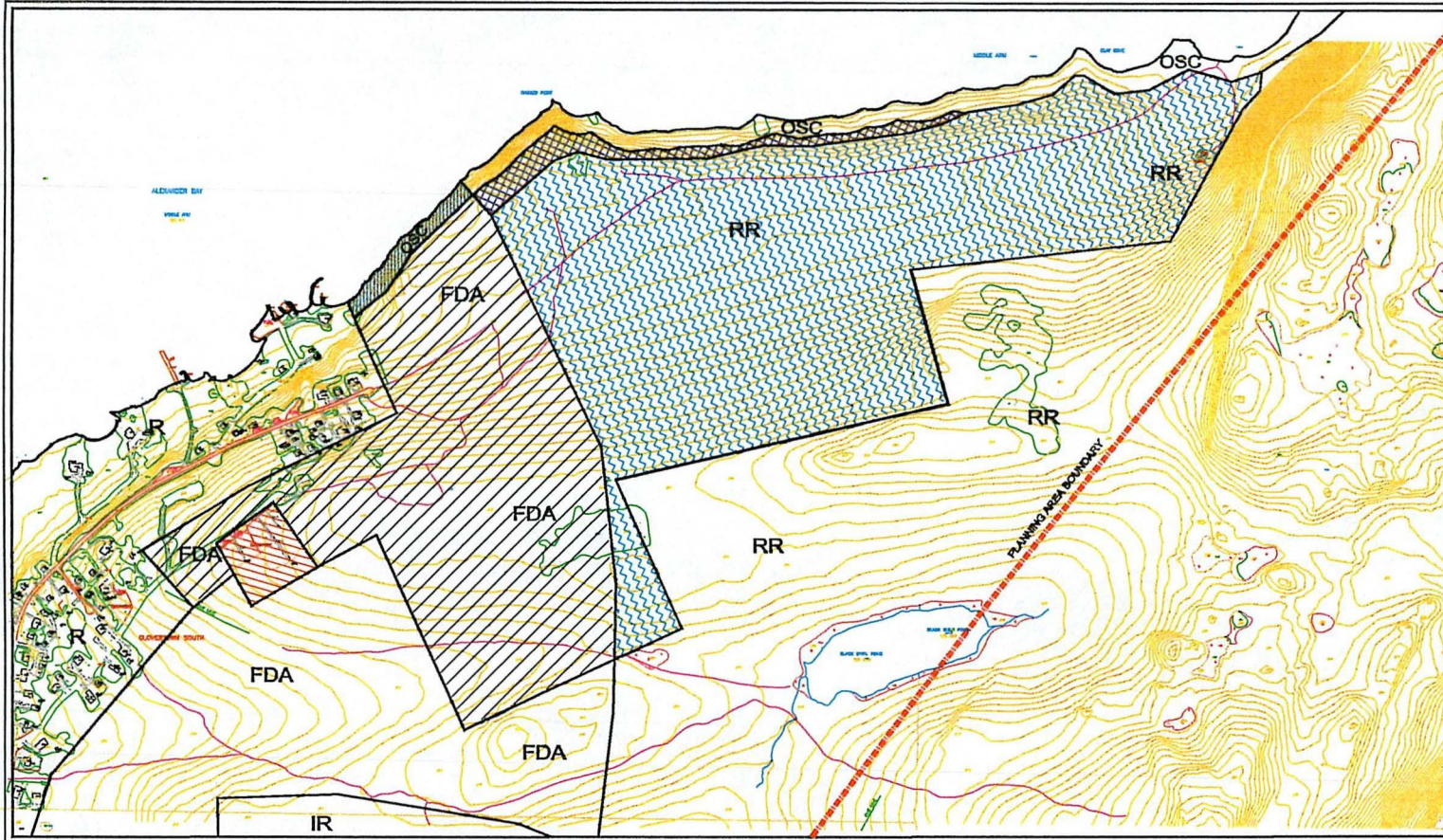
**REPLACE** with the following:

***Policy OSC-1*** *It shall be a policy of Council to designate lands Open Space/Conservation as identified on the Generalized Future Land Use Maps 1.1 and 1.2. Types of development permitted in these areas include unstructured recreational uses (e.g., picnic areas), those required for environmental protection and, in marine areas only, small-scale facilities such as docks, slipways, and boathouses.*

**3. Future Land Use Maps 1.1 and 1.2**

Glovertown Future Land Use Maps 1.1 and 1.2 are amended as shown on the following page. The amendment makes the following approximate changes to Future Land Use designations.

- 48 hectares from Rural Resource (RR) to Residential (R).
- 33 hectares from Future Development Area (FDA) to Residential (R).
- 2 hectares from to Open Space/Conservation (OSC) to Residential (R)
- 2 hectares from Future Development Area (FDA) to Public Use (P).
- 1 hectare from Future Development Area (FDA) to Open Space/Conservation (OSC).



**Town of Glovertown**  
**Municipal Plan**  
 Future Land Use Map 1.2 and Map 2.2  
 Amendment No. 9, 2020

**Legend:**

- From: Rural Resource (RR) To: Residential (R)
- From: Future Development Area (FDA) To: Residential (R)
- From: Future Development Area (FDA) To: Open Space/Conservation (OSC)
- From: Future Development Area (FDA) To: Public (P)
- From: Open Space/Conservation (OSC) To: Residential Unserviced (RUS)

**Council Seal**

Dated at Glovertown, Newfoundland and Labrador  
 This 19th day of April 2020  
*John Baird*  
 Mayor  
*Joanneley*  
 Town Clerk

I certify that this Municipal Plan Amendment No. 9, 2020 has been prepared in accordance with the requirements of the Urban and Rural Planning Act 2000:

*John Baird*  
 John Baird, MCIP

Municipal Plan/Amendment  
**REGISTERED**  
 Number: 1865-2021-014  
 Date: July 8, 2021  
 Signature: *Michelle P. [unclear]*

