

**TOWN OF GLOVERTOWN  
MUNICIPAL PLAN  
AMENDMENT No. 12, 2022**

**Industrial to Residential  
Angle Brook Road**

Prepared for the Town of Glovertown

by

**Baird Planning Associates**



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John Baird, MCIP



**URBAN AND RURAL PLANNING ACT**  
**RESOLUTION TO APPROVE**  
**TOWN OF GLOVERTOWN MUNICIPAL PLAN**  
**AMENDMENT No. 12, 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 Municipal Plan Amendment No. 12, 2022 on the 14<sup>th</sup> day of December 2022.
- b) Gave notice of the adoption of the Glovertown Municipal Plan Amendment No. 12, 2022 by advertisement posted on the 10<sup>th</sup> day of January 2023 on:
  - (i) Council's website ([www.glovertown.net/news-and-notice.aspx](http://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 26<sup>th</sup> 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 Municipal Plan Amendment No. 12, 2022 as adopted.

SIGNED AND SEALED this 1<sup>st</sup> day of February 2023

Mayor:

Doug Churchill  
Doug Churchill

Clerk:

Joanne Perry  
Joanne Perry



|                            |                      |
|----------------------------|----------------------|
| Municipal Plan / Amendment |                      |
| <b>REGISTERED</b>          |                      |
| Number                     | <u>1865-2023-017</u> |
| Date                       | <u>1 MARCH 2023</u>  |
| Signature                  | <u>[Signature]</u>   |

**URBAN AND RURAL PLANNING ACT  
RESOLUTION TO ADOPT  
TOWN OF GLOVERTOWN  
MUNICIPAL PLAN AMENDMENT No. 12, 2022**

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. 12, 2022.

Adopted by the Town Council of Glovertown on the 14<sup>th</sup> day of December 2022.

Signed and sealed this 1<sup>st</sup> day of February 2023.

Mayor:

  
\_\_\_\_\_  
Doug Churchill

Clerk:


  
\_\_\_\_\_  
Joanne Perry



**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached Municipal Plan Amendment No. 12, 2022 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

MCIP:

  
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John Baird





**TOWN OF GLOVERTOWN**  
**MUNICIPAL PLAN AMENDMENT No. 12, 2022**

**INTRODUCTION**

The Town of Glovertown has received an application to amend its Municipal Plan to allow residential development on a former commercial property on Angle Brook Road. The proposed amendment will change the Future Land Use designation from INDUSTRIAL to RESIDENTIAL. A corresponding amendment to the Glovertown Development Regulations will change the zoning from GENERAL INDUSTRIAL to RESIDENTIAL MEDIUM DENSITY.

**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 on the Future Land Use map. The abutting property on the north side of the lot contains a place of worship and is designated PUBLIC USE. Abutting land toward Terra Nova River is designated RURAL RESOURCE in the Municipal Plan and zoned TOURISM RESOURCE in the Development Regulations.

At its closest point to Terra Nova River, the amendment area lies approximately 15 metres from the shoreline. As indicated on Future Land Use Map 1.2, a significant portion of the amendment area is located within the 1:100-year flood zone (referred to as Floodway Fringe in the Municipal Plan). A small corner of the amendment area is located in the 1:20 year flood zone (referred to as Designated Floodway in the Plan).

Development in floodway areas is subject to the policies outlined in Section 4.2.10 of the Municipal Plan. In addition, development is subject to the Provincial Policy for Floodplain Management. Because only a very small portion of the amendment area lies within the Designated Floodway, only policies and regulations that apply to the Floodway Fringe are considered applicable for the purposes of this amendment.

The applicable policies in Section 4.2.10 that must be considered in this amendment are summarized as follows:

- 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 taken into account 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

## **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.

## **MUNICIPAL PLAN AMENDMENT No. 12, 2022**

Glovertown Future Land Use Map 1.2 is amended as shown on the following page. The amendment redesignates approximately 0.35 hectares of land on Angle Brook Road from Industrial to Residential.

Because a portion of the land covered by this amendment is located the Designated Floodway Fringe (1:100-year flood risk area) as shown on the Glovertown Future Land Use 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.gov.nl.ca/mpa/files/for-flood-policy-landusepolicyflood.pdf>)

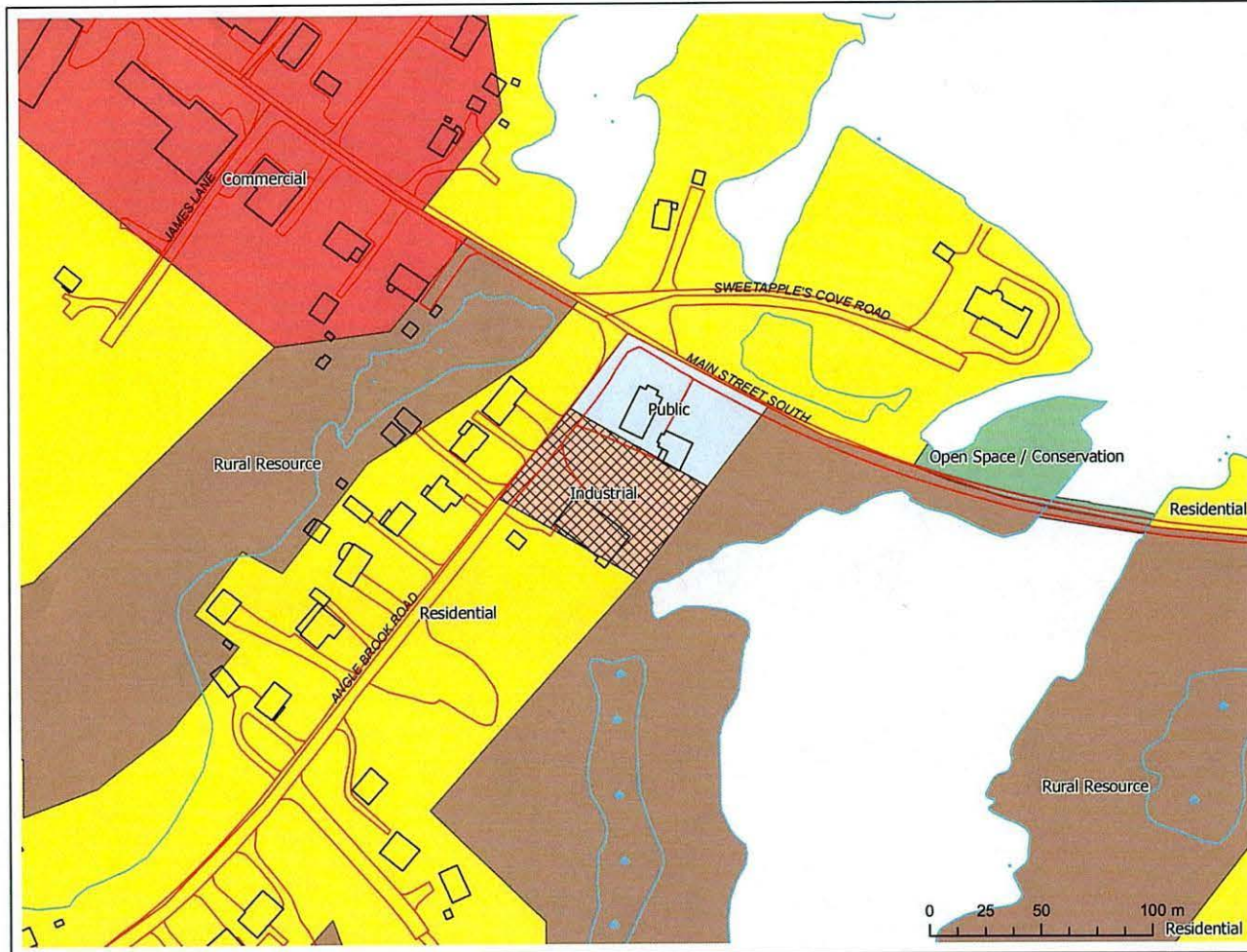
Provincial Policy for Floodplain Management  
(<https://www.gov.nl.ca/ecc/waterres/regulations/policies/flood-plain/>)

The following conditions will apply to construction of new dwellings.

- (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 Management Division of the Department of Environment and Climate Change 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 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


Municipal Plan  
Future Land Use Map 1.2  
Amendment No. 12, 2022

 From: Industrial  
To: Residential


Dated at Glovertown, Newfoundland and Labrador

This 15<sup>th</sup> Day of February  
2022/2023

  
Doug Churchill, Mayor

  
Joanne Perry, Town Clerk

I certify that this Municipal Plan amendment the  
Town of Glovertown has been prepared in  
accordance with the requirements of the Urban and  
Rural Planning Act 2000:



John Baird, MCIP



Municipal Plan / Amendment

**REGISTERED**

Number 1865-2023-017

Date ↓ MARCH 2023

Signature 