

June 13, 2008

**TOWN OF GLENWOOD
DEVELOPMENT REGULATIONS AMENDMENT NO. 1, 2008**

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF GLENWOOD
DEVELOPMENT REGULATIONS AMENDMENT NO. 1, 2008**

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

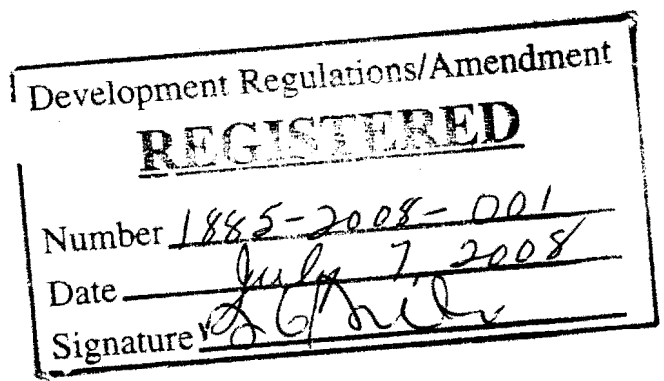
- a) adopted the Glenwood Development Regulations Amendment No. 1, 2008 on the 21st day of May, 2008.
- b) gave notice of the adoption of the Glenwood Development Regulations Amendment No. 1, 2008 by advertisement inserted on the 26th day of May, 2008 and the 2nd day of June, 2008 in the Beacon newspaper.
- c) set the 16th day of June, 2008 at 7:00 p.m. at the Town Hall, Glenwood for the holding of a public hearing to consider objections and submissions.

Now under section 23 of the *Urban and Rural Planning Act 2000*, on the 18th day of June, 2008 the Town Council of Glenwood approves the Glenwood Development Regulations Amendment No.1, 2008.

SIGNED AND SEALED this 18 day of June, 2008

Mayor: *Bradley Stuckless*
Bradley Stuckless

Clerk: *Susan Gillingham*
Susan Gillingham



**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF GLENWOOD
DEVELOPMENT REGULATIONS AMENDMENT NO. 1, 2008**

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Glenwood adopts the Glenwood Development Regulations Amendment No. 1, 2008.

Adopted by the Town Council of Glenwood on the 21st day of May, 2008.

Signed and sealed this 18 day of June, 2008.

Mayor:


Bradley Stuckless

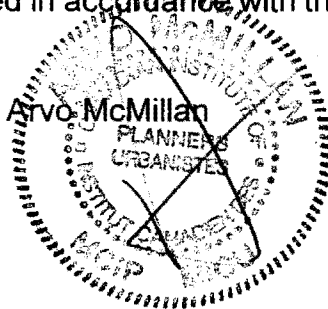
Clerk:


Susan Gillingham

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Development Regulations Amendment No. 1, 2008 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

MCIP:



**TOWN OF GLENWOOD
DEVELOPMENT REGULATIONS AMENDMENT NO. 1, 2008**

BACKGROUND

This amendment is designed to comply with Municipal Plan Amendment No. 1, 2008.

Regulations for livestock operations buffers are amended to allow the Town, with the concurrence of the Agrifoods Division of the Department of Natural Resources to reduce the buffer to 400 metres, and to refer to other developments besides residential developments as being subject to this section of the Regulations. The buffer(s) are to be shown on the Land Use Zoning maps.

The background maps showing the changes to the Land Use Zoning Maps are attached to this amendment.

PUBLIC CONSULTATION

The Municipal Plan Amendment No. 1, 2008 process for public consultation was followed.

THE AMENDMENT

1. Land Use Zoning Maps A and B replace existing Land Use Zoning Maps A and B as shown on the attached plans.
2. Section 40 of Part II of the Development Regulations, WHICH STATES:

"40. Livestock Structures and Uses

- (1) No structure designed to contain more than five animal units shall be erected or used unless it complies with the following requirements:
 - (a) The structure shall be at least 600 m from a residence, (except a farm residence or a residence which is a non-conforming use in any zone in which agriculture is a permitted use class in the Use Zone Tables in Schedule C of these Regulations), and, from an area designated for residential use in an approved Plan, and, from a Provincial or Federal Park.
 - (b) The structure shall be at least 60 m from the boundary of the property on which it is to be erected.
 - (c) The structure shall be at least 90 m from the centre line of a street.
 - (d) The erection of the structure shall be approved by the Department of Forestry & Agriculture and the Department of Environment & Lands.

- (2) No development for residential use shall be permitted within 600 m of an existing structure designed to contain more than five animal units unless the development is first approved by the Department of Forestry & Agriculture.”

IS AMENDED TO STATE:

“40. Livestock Structures and Uses

- (1) No structure designed to contain more than five animal units shall be erected or used unless it complies with the following requirements:
- (a) The structure shall be at least 600 m from a residence, (except a farm residence or a residence which is a non-conforming use in any zone in which agriculture is a permitted use class in the Use Zone Tables in Schedule C of these Regulations), and, from an area designated for residential use in an approved Plan, and, from a Provincial or Federal Park.
 - (b) The structure shall be at least 60 m from the boundary of the property on which it is to be erected.
 - (c) The structure shall be at least 90 m from the centre line of a street.
 - (d) The erection of the structure shall be approved by the Department of Natural Resources and the Department of Environment Conservation.
- (2) No development for residential or other use shall be permitted within 600 m of an existing structure designed to contain more than five animal units unless the development is first approved by the Department of Natural Resources, Agrifoods Division.
- (3) Subject to the approval of the Agrifoods Division of the Department of Natural Resources, the 600 metre separation of residential or other uses from structures containing five or more animal units under Clause (2) distance can be reduced to 400 metres as shown on the Land Use Zoning maps.”
3. Schedule C – Residential Medium Density Zone – Conditions – is amended by adding Condition 13, WHICH STATES:

“13. General Development Standards – Unserviced and Semi-Serviced Development, Infilling Variance

Unserviced Development: Where the development lacks municipal water and sewer services (unserved) the minimum lot size is as determined by the Department of Government Services or 1860 m², whichever is greater.

The minimum lot frontage shall be as determined by the Department of Government Services or 30 metres minimum, whichever is greater.

Semi-serviced Development: For semi-serviced building lots (lots where water or sewage disposal services will be provided off-site), a minimum lot size of 1,400 m² is required. A minimum frontage of 23 metres is required throughout the entire area in which the absorption field (distribution box to end of absorption trenches) is to be installed. The area must be sufficient to accommodate the septic system while maintaining separation distances and have sufficient space for the installation of a replacement system.

Infilling Variance: Where unserved or semi-serviced land is surrounded by development which prohibits expansion and where approval cannot be awarded because the proposed lot size does not comply with the minimum lot size and width requirements, the requirements to literal conformity may be varied if:

- (a) the variance amounts to no more than a twenty percent (20%) reduction in the requirements;
- (b) the variance is not contrary to the general intent and purpose of the policy and procedure as set out in the *Private Sewage Disposal and Water Supply Standards*;
- (c) the application of the variance would not interfere with the maintenance of required distance separations and sewage system dimensions;
- (d) the application of the variance would not undermine the quality of adjacent property or pose a hazard to human health;

- (e) the application of the variance is related to the specific property and is not general to land within the area;
- (f) the particular practical difficulties for the owner or developer are distinguishable from a mere inconvenience or desire to acquire monetary gain."

4. Schedule C – Mixed Development Zone – Conditions – is amended by adding Condition 11 WHICH STATES:

"11. General Development Standards – Unserviced and Semi-Serviced Development, Infilling Variance

Unserviced Development: Where the development lacks municipal water and sewer services (unserved) the minimum lot size is as determined by the Department of Government Services or 1860 m², whichever is greater.

The minimum lot frontage shall be as determined by the Department of Government Services or 30 metres minimum, whichever is greater.

Semi-serviced Development: For semi-serviced building lots (lots where water or sewage disposal services will be provided off-site), a minimum lot size of 1,400 m² is required. A minimum frontage of 23 metres is required throughout the entire area in which the absorption field (distribution box to end of absorption trenches) is to be installed. The area must be sufficient to accommodate the septic system while maintaining separation distances and have sufficient space for the installation of a replacement system.

Infilling Variance: Where unserved or semi-serviced land is surrounded by development which prohibits expansion and where approval cannot be awarded because the proposed lot size does not comply with the minimum lot size and width requirements, the requirements to literal conformity may be varied if:






- (a) the variance amounts to no more than a twenty percent


- (b) (20%) reduction in the requirements;
- (b) the variance is not contrary to the general intent and purpose of the policy and procedure as set out in the *Private Sewage Disposal and Water Supply Standards*;
- (c) the application of the variance would not interfere with the maintenance of required distance separations and sewage system dimensions;
- (d) the application of the variance would not undermine the quality of adjacent property or pose a hazard to human health;
- (e) the application of the variance is related to the specific property and is not general to land within the area;
- (f) the particular practical difficulties for the owner or developer are distinguishable from a mere inconvenience or desire to acquire monetary gain."



Town of Glenwood

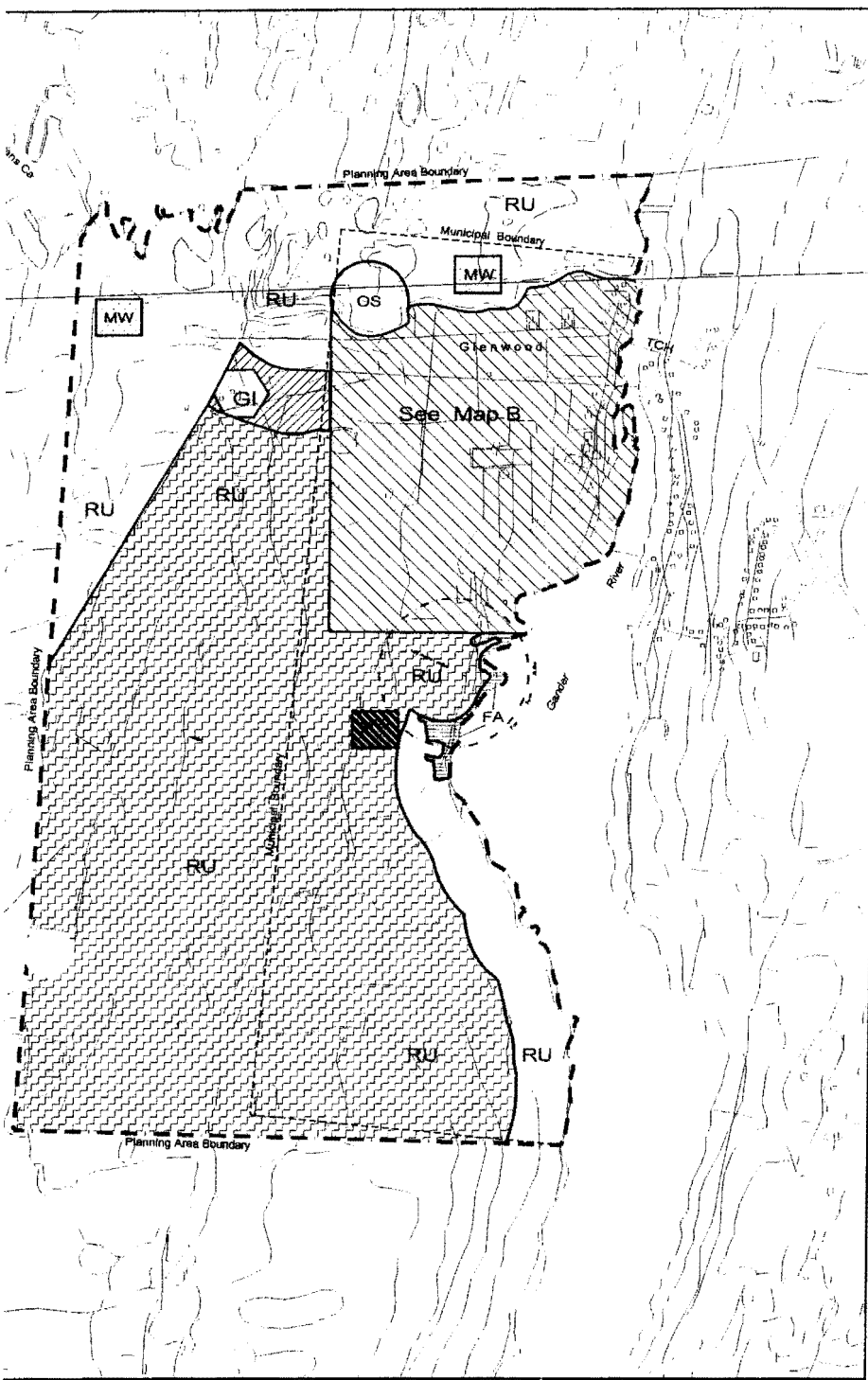
Development Regulations
Land Use Zoning Map A

Background

-  From: Rural(RU)
To: General Industrial(GI)
-  From: Mineral Workings
To: Mixed Development(M)
-  From: Rural(RU)
To: Mixed Development(M)
-  From: Mineral Workings(MW)
To: Rural(RU)
-  From: Rural(RU)
To: Flood Risk Area(FA)

 Fox Farm Buffer
(400 metre radius)

 Planning Area Boundary
 Municipal Boundary

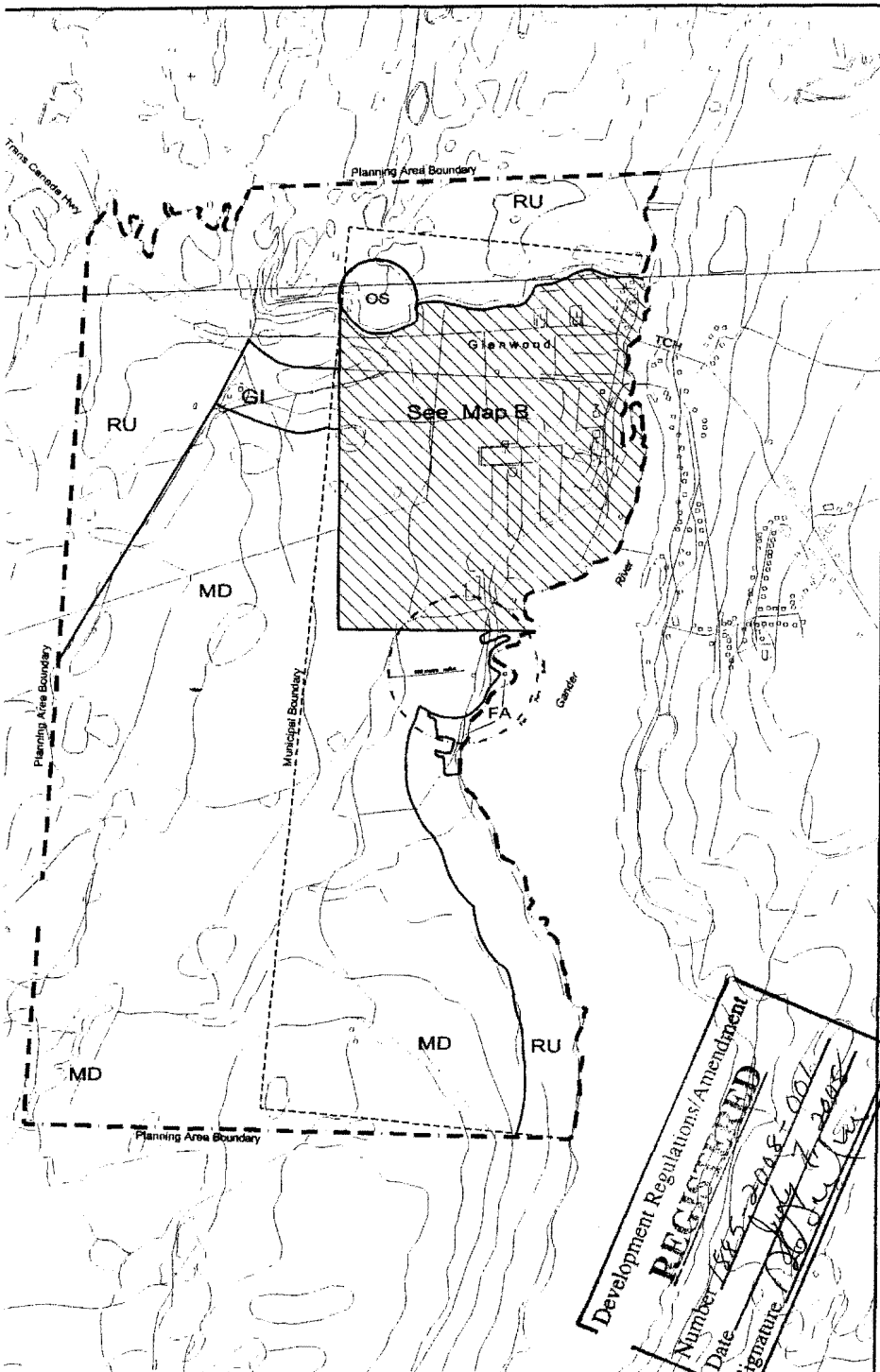
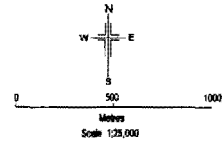


Town of Glenwood Development Regulations

Amendment No 1, 2008
Land Use Zoning Map A

- GI General Industrial
- OS Open Space/Recreation
- RU Rural
- MD Mixed Development
- FA Flood Risk Area

- Fox Farm Buffer (400 metre radius)
- Planning Area Boundary
- Municipal Boundary



Development Regulations Amendment
REGISTERED
 Number 185-2008-001
 Date June 7, 2008
 Signature [Signature]

Town of Glenwood
Development Regulations
This Land Use Zoning Map A
replaces
Land Use Zoning Map A

Dated at Glenwood, Newfoundland and Labrador

This 18 day of June, 2008

Bradley Stuckless, Mayor

Susan Gillingham, Town Clerk

I certify that this Development Regulations amendment for the Town of Glenwood has been prepared in accordance with the requirements of the Urban and Rural Planning Act.

Arvo McMillan, M.C.P.