

June 13, 2008

**TOWN OF GLENWOOD**  
**MUNICIPAL PLAN AMENDMENT NO. 1, 2008**

**URBAN AND RURAL PLANNING ACT  
RESOLUTION TO APPROVE  
TOWN OF GLENWOOD  
MUNICIPAL PLAN 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

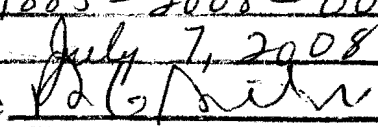
- a) adopted the Glenwood Municipal Plan Amendment No. 1, 2008 on the 21<sup>st</sup> day of May, 2008.
- b) gave notice of the adoption of the Glenwood Municipal Plan Amendment No. 1, 2008 by advertisement inserted on the 26<sup>th</sup> day of May, 2008 and the 2<sup>nd</sup> day of June, 2008 in the Beacon newspaper.
- c) set the 16<sup>th</sup> 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 18<sup>th</sup> day of June, 2008 the Town Council of Glenwood approves the Glenwood Municipal Plan Amendment No.1, 2008.

SIGNED AND SEALED this 18 day of June, 2008

Mayor:   
Bradley Stuckless

Clerk:   
Susan Gillingham

Municipal Plan/Amendment	
<b>REGISTERED</b>	
Number	<u>1885-2008-001</u>
Date	<u>July 7, 2008</u>
Signature	<u></u>


**URBAN AND RURAL PLANNING ACT  
RESOLUTION TO ADOPT  
TOWN OF GLENWOOD  
MUNICIPAL PLAN 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 Municipal Plan Amendment No. 1, 2008.

Adopted by the Town Council of Glenwood on the 21<sup>st</sup> day of May, 2008.

Signed and sealed this 18 day of June, 2008.

Mayor:   
Bradley Stuckless

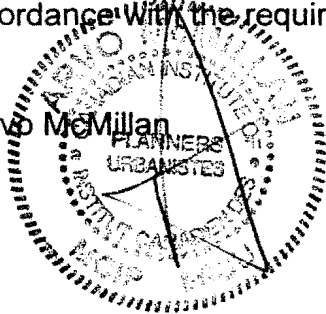
Clerk:   
Susan Gillingham

**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

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

MCIP:

And McMillan



**TOWN OF GLENWOOD  
MUNICIPAL PLAN AMENDMENT NO. 1, 2008**

**BACKGROUND**

The main purpose of this amendment is to provide for the future development, primarily residential, of Glenwood in areas toward the south and west along Road 16, the extension of Main Street, in areas now occupied by Abitibi Price and Corner Brook Pulp and Paper Limited and other resource uses. Furthermore, the industrial area is extended west along Nor'West Road and the Mixed Development designation is expanded to take in existing and future businesses north along Spruce Avenue.

The Rural designation and Flood Area designation is retained along the shoreline of Gander River and Gander Lake. However, the area around Council Road is redesignated to Mixed Development.

The Highway Commercial Designation along the Trans Canada Highway is replaced by the Mixed Development Designation.

A 400 metre radius fur farm buffer (Spencer's Farm) is added to the Land Use Zoning Maps, and any development in this buffer will require the approval of the Agrifoods Division of the Department of Natural Resources.

The Flood Area designation is extended south into Future Land Use Map 1.

Clause ii) of Section 2.1 – General Development – Policy Statements – is modified to provide for urban development to the south of the existing built-up area of the Town along and off Road 16 which is an extension of Main Street.

Furthermore, the Town intends to allow development on private water supply and/or waste disposal systems.

The attached background maps indicate the changes to the existing Future Land Use Maps 1 and 2, and Development Regulations Maps A and B being incorporated into Future Land Use Maps 1 and 2, and Development Regulations Maps A and B, which replace the existing Future Land Use and Land Use Zoning Maps. These maps are included with the amendments.

**PUBLIC CONSULTATION**

A public briefing scheduled for March 12<sup>th</sup>, 2008, advertised in the Gander Beacon on March 3<sup>rd</sup> and March 10<sup>th</sup>, 2008 and posted around the community was cancelled due to lack of written representations. However, in response to a verbal query the Town decided to amend the original proposal by deleting the Highway Commercial designation and zone on the north and south sides of the Trans Canada Highway, and replacing it with the Mixed Development designation and zone.

## THE AMENDMENT

1. Future Land Use Maps 1 and 2 replace existing Future Land Use Maps 1 and 2 as shown on the attached plans.
2. Section 2.1 – General Development – Policy Statements is amended by adding Clause xi) regarding agricultural and other buffers WHICH STATES:

“xi) In order to minimize the negative impacts of certain uses on other uses and/or the environment, agricultural, agricultural livestock, mineral workings, buffers for these and other uses can be established by the Town under the Development Regulations.

These buffers provide for separation distances between certain classes of uses. Within these buffers certain types of development can be allowed only with the concurrence of the Town and the relevant provincial or federal department or agency.”

3. Clause ii) of Section 2.1 – General Development – Policy Statements – WHICH STATES:

“ii) Consolidate development in existing and planned serviced areas through infilling.”

### IS AMENDED TO STATE:

“ii) Consolidate development in existing and planned serviced areas through infilling and the planned expansion of already developed areas wherever the Town deems it feasible and/or necessary.”

4. Clause xi) is added to Section 2.1 – General Development – Policy Statements, WHICH STATES:

“xi) To protect existing and future agricultural operations, the Town under its Development Regulations can establish a buffer around agricultural livestock and fur farming operations after consultation with and approval by the Agrifoods Division of the Department of Natural Resources. Development in such a buffer is subject to the approval of the Agrifoods Division. These buffers will only appear on the Land Use Zoning Maps.”

5. Clauses i) and ii) of Section 2.1 – Residential – Policy Statements, WHICH STATE:

- "i) It is Council's intention to maintain the Town as a compact community.
- ii) A subdivision proposal shall not be considered unless:
  - a) it includes the provisions of the necessary roads, and piped water and sewerage services at the cost of the developer, or unless such roads and piped services are already available;
  - b) the proposed piped water and piped sewer are approved by both the Department of Environment and Lands and the Department of Municipal and Provincial Affairs;
  - c) it is based on a proper development scheme or subdivision plan to integrate and make the most economical use of municipal services and land;
  - d) it complies with the Town's Development Regulations."

ARE AMENDED TO STATE:

"A subdivision or other development proposal shall not be considered unless satisfactory road access and services are provided. Development that does not have full municipal water and sewer services is subject to the approval of the Department of Environment and Conservation and the Department of Government Services. Municipal water and sewer systems are subject to the approval of relevant provincial agencies, including the Department of Municipal Affairs."

6. Section 2.3 – Mixed Development – Policy Statements – Clause i) WHICH STATES:

- "i) Lands are designated Mixed Development in order to permit a traditional mix of residential, commercial, and public buildings in the central part of Town."

IS AMENDED TO STATE:

- "i) Lands are designated Mixed Development primarily in order to permit a traditional mix of residential, commercial, and public buildings in the central part of Town. However, this designation may also be applied to other suitable locations."

7. Section 2.3 – Mixed Development – Policy Statements – Clause ii) WHICH STATES:

- “ii) Within the designated Mixed Development Areas (See Map 2), residential, public buildings; commercial uses such as mercantile business, professional or personal services, cultural and entertainment may be permitted. Uses that are compatible or complementary to these uses may also be permitted at Council’s discretion.”

By including a reference to Map 1, IS AMENDED TO STATE:

- “ii) Within the designated Mixed Development Areas (See Maps 1 and 2), residential, public buildings; commercial uses such as mercantile business, professional or personal services, cultural and entertainment may be permitted. Uses that are compatible with or complementary to these uses may also be permitted at Council’s discretion.”

8. Section 2.3 – Mixed Development – Policy Statements – in order to accommodate unserviced and partially serviced development is amended by adding clause viii) WHICH STATES:

- “viii) All development shall have suitable road access and be provided with adequate water supply and sewage disposal services in accordance with Town standards and the requirements of the Provincial Government.”

9. Section 2.9 – Mineral Workings – Policy Statements – is amended by adding a prefatory clause before clause i) WHICH STATES:

- “Where allowed as permitted or discretionary uses, mineral workings and associated uses – see Clause iv) below – are subject to the conditions set out in this section and other applicable policies and regulations.”

10. Section 2.9 – Mineral Workings – Policy Statements – Clause iii), WHICH STATES:






- “iii) Within the designated Mineral Working Areas (see Map 1), mining, quarrying and their related operations may be permitted.”



IS DELETED.

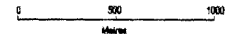
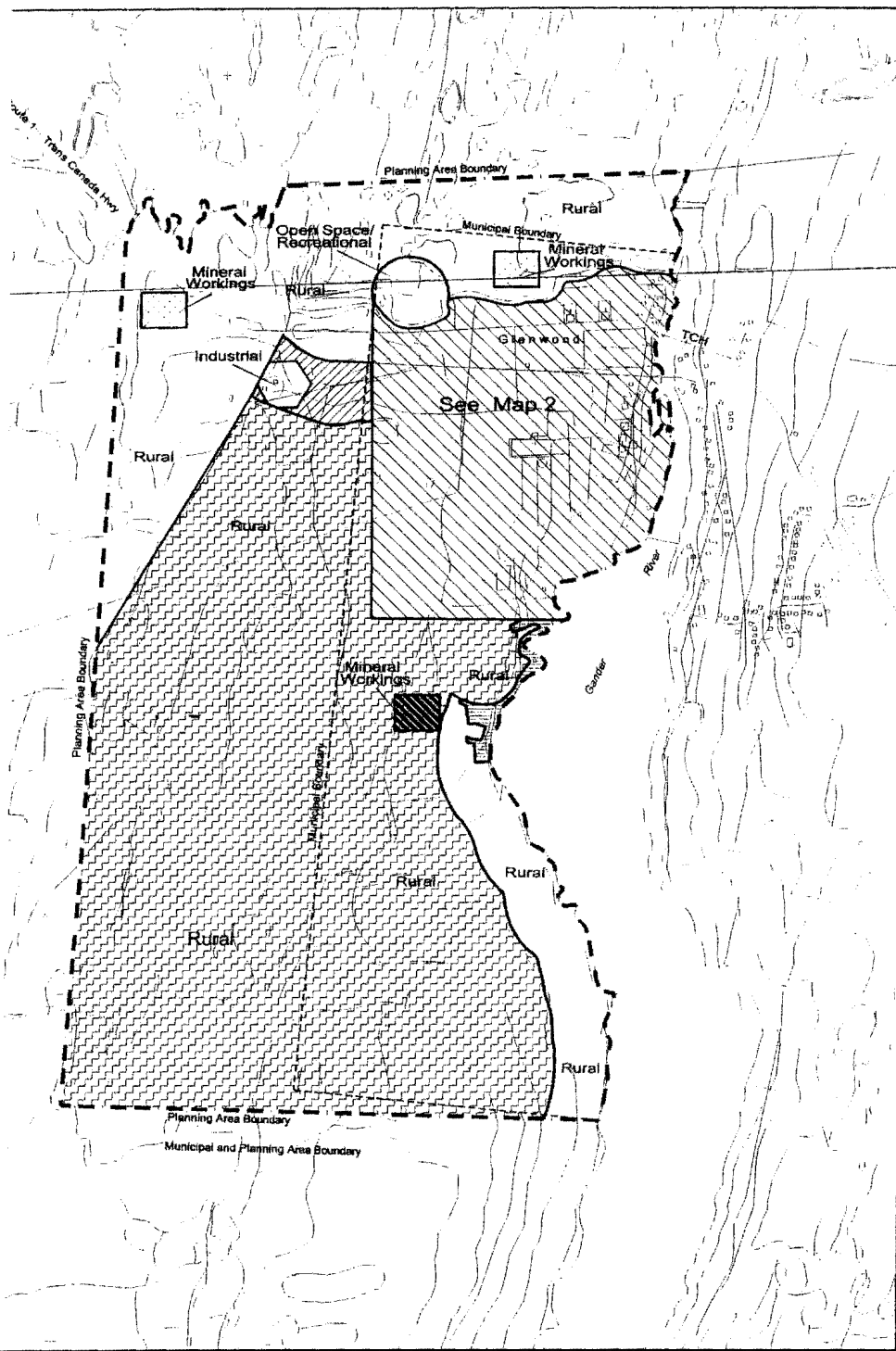
# Town of Glenwc

## Municipal Plan Future Land Use Map

### Background

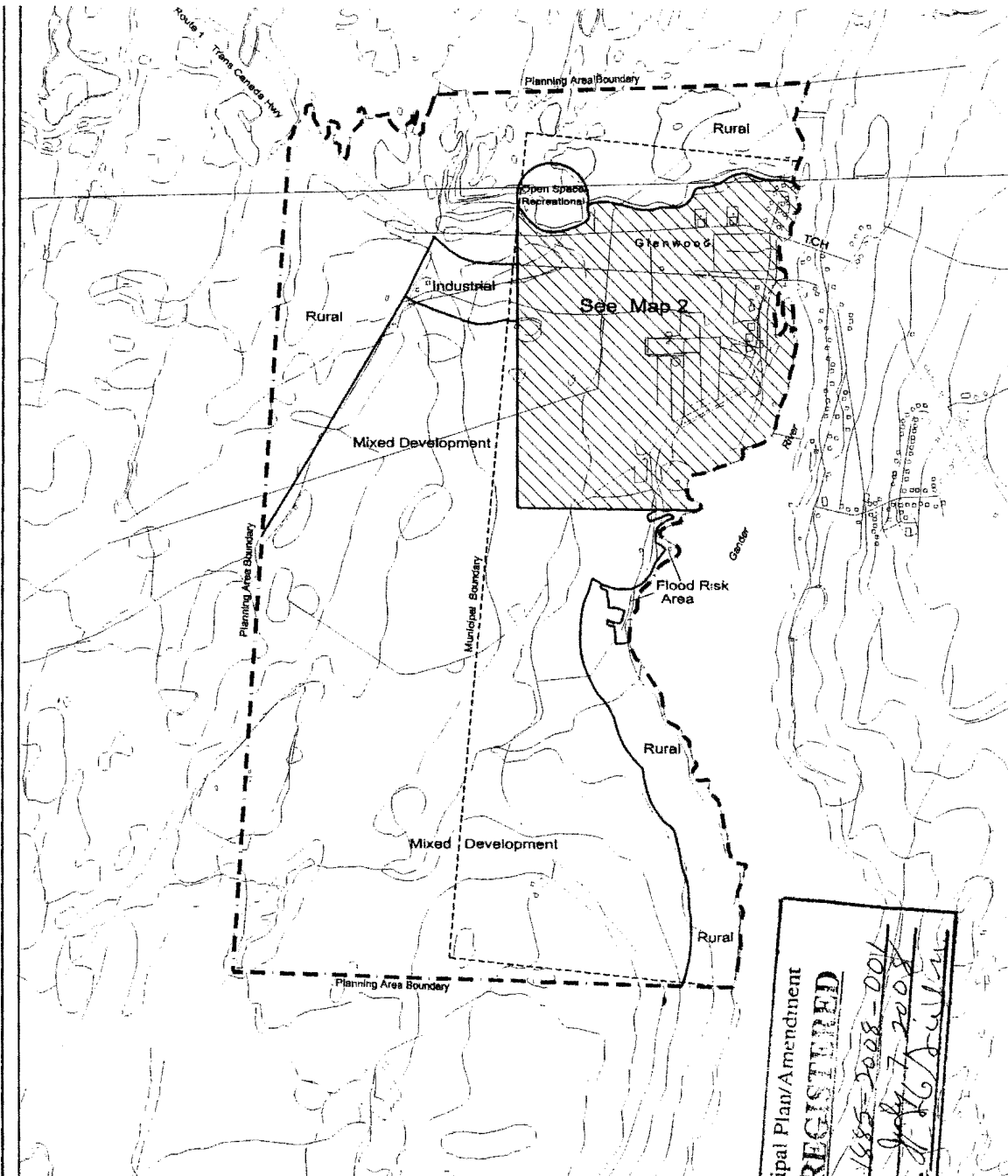
-  From: Rural  
To: Industrial
-  From: Mineral Working  
To: Mixed Developn
-  From: Rural  
To: Mxed Developn
-  From: Mineral Working  
To: Rural
-  From: Rural  
To: Flood Risk Area

-  Planning Area Boundary
-  Municipal Boundary



Scale 1:25,000

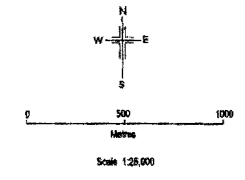




Amendment No. 1, 2008  
Future Land Use Map 1

- Industrial
- Open Space/Recreational
- Rural
- Mixed Development
- Flood Risk Area

--- Planning Area Boundary  
 - - - Municipal Boundary



**Town of Glenwood  
Municipal Plan**  
 This Future Land Use Map 1  
 replaces  
 Future Land Use Map 1

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Dated at Glenwood, Newfoundland and Labrador  
 This 18 day of June, 2008

*Bradley Stuckless*  
 \_\_\_\_\_  
 Bradley Stuckless, Mayor

*Susan Gillingham*  
 \_\_\_\_\_  
 Susan Gillingham, Town Clerk

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

Municipal Plan/Amendment  
**REGISTERED**  
 1885-2008-001  
 July 7, 2008  
 J. H. Sullivan