

**TOWN OF GLOVERTOWN  
DEVELOPMENT REGULATIONS**

**DEVELOPMENT REGULATIONS AMENDMENT No. 10, 2020**

**URBAN AND RURAL PLANNING ACT**  
**RESOLUTION TO APPROVE**  
**TOWN OF GLOVERTOWN DEVELOPMENT REGULATIONS**  
**AMENDMENT NO. 10, 2020**

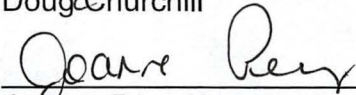
Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act 2000*, the Town Council of Glovertown

- a) Adopted the Glovertown Development Regulations Amendment No. 10 on the 10<sup>th</sup> day of February 2021.
- b) Gave notice of the adoption of the Glovertown Development Regulations Amendment No. 10, 2020 by advertisement posted on March 1, 2021 at the Town Office, Quickway Convenience, Glovertown Pharmacy, Eastglo Castle, Home Hardware, North Atlantic Gas Bar, and Irving Gas Bar/Robin's Doughnuts, as well as 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 Development Regulations Amendment No. 10, 2020 as adopted.

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

Mayor:   
Doug Churchill

Clerk:   
Joanne Perry

(Council Seal)



Development Regulations/Amendment	
<b>REGISTERED</b>	
Number	<u>1865-2021-017</u>
Date	<u>July 8, 2021</u>
Signature	<u>Mary Olay</u>

**URBAN AND RURAL PLANNING ACT**  
**RESOLUTION TO ADOPT**  
**TOWN OF GLOVERTOWN**  
**DEVELOPMENT REGULATIONS AMENDMENT No. 10, 2020**

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. 10, 2020.

Adopted by the Town Council of Glovertown on the 10<sup>th</sup> day of February 2021.

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

Mayor:

Doug Churchill  
Doug Churchill

Clerk:

Joanne Perry  
Joanne Perry

(Council Seal)



**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached Development Regulations Amendment No. 10, 2020 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

MCIP:

John D. Baird





**TOWN OF GLOVERTOWN**  
**DEVELOPMENT REGULATIONS AMENDMENT No. 10, 2020**

**BACKGROUND**

Amendment No. 10 to the Glovertown Development Regulations is enacted to comply with Amendment No. 9 to the Glovertown Municipal Plan. Amendment 10 creates a new Residential Unserviced land use zone within the Residential designation.

**PUBLIC CONSULTATION**

Refer to Municipal Plan Amendment No. 9.

**DEVELOPMENT REGULATIONS AMENDMENT No. 10, 2020.**

**1. SCHEDULE C: Use Zone Tables – Residential Unserviced Zone**

**ADD** the following Use Zone Table to Schedule C.

<b>RESIDENTIAL UNSERVICED (RUS)</b>
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**PERMITTED USE CLASSES** (See Reg. 110)

Single Dwelling

Conservation

**DISCRETIONARY USE CLASSES**(See Regs. 51 & 111)

Antenna

Double Dwelling

Home Occupation (see Condition 2)

Recreational Open Space

Refer to **Glovertown Municipal Plan 2010-2020** page 11, Section 4.1: General Land Use Policies; and page 15, Section 4.2.1: Residential Land Use Policies (specifically 4.2.1.4: Residential Unserviced as added by Municipal Plan Amendment No. 9, 2020).

<b>STANDARDS</b>		
	Single Dwelling	Double Dwelling (per unit) (where permitted)
Minimum lot area	3,000 m <sup>2</sup> or as determined by Service NL, whichever is larger	2,000 m <sup>2</sup> or as determined by Service NL, whichever is larger
Minimum floor area	80 m <sup>2</sup>	80 m <sup>2</sup>
Minimum frontage	30 m	20m
Minimum building line setback	9.0 m	9.0 m
Minimum side yard width	3.0 m	3.0 m
Minimum rear yard depth	15.0 m	15.0 m
Maximum lot coverage	15%	15%
Building Height (max)	8 m	8m

## **CONDITIONS**

### **1. Onsite Services**

*An application for a residential dwelling will only be approved if it has on the same lot a private well and sewage treatment system that has received the necessary Provincial approvals.*

### **2. Accessory Buildings**

*An accessory building in the Residential Unserved zone will be subject to the following standards and conditions:*

- (a) Maximum floor area - 130 m<sup>2</sup>*
- (b) Maximum lot coverage of all accessory buildings - 7% of lot area*
- (c) Minimum frontyard setback – 9 m (same as main dwelling)*
- (d) Minimum side and rear yard setback – 1.5 m*

### **3. Home Occupations**

*A home occupation may be permitted subject to the following:*

- (a) The home occupation will be clearly secondary to the residential use of the property.*
- (b) The home occupation will be located inside the dwelling or inside an accessory building on the same lot.*
- (c) The home occupation will employ one or more persons, who normally inhabit the dwelling and, in addition, may employ no more than two persons who do not normally inhabit the dwelling,*
- (d) The home occupation will occupy:*
  - no more than thirty percent (30%) of the floor area of the dwelling unit, and*
  - no more than sixty-five (65) m<sup>2</sup> of the total floor area of an accessory building.*
- (e) The home occupation will not include outdoor storage of materials or equipment unless approved at the discretion of Council.*
- (f) The home occupation will not use or keep in storage any hazardous materials,*
- (g) The home occupation will not use water or generate sewage in excess of what can be accommodated by the on-site water supply and sewage disposal system,*
- (h) The home occupation will not cause noise, odours, fumes, electrical interference, or other nuisances that unreasonably affect neighbouring properties,*
- (i) Unless otherwise authorized by Council, sufficient off-street parking space shall be available on the lot for the parking needs of residents, employees, and clients,*
- (j) Council may require fencing, screening, and/or a minimum space separation to protect the amenity of adjacent uses,*



- (k) *The home occupation will not create traffic safety or traffic congestion concerns,*
- (l) *The home occupation will not include automobile repair, auto body repair, or automobile sales, and*
- (m) *The home occupation will adhere to such other conditions that Council deems necessary to protect the amenity of adjacent residential uses and the neighbourhood."*

**2. SCHEDULE C: Use Zone Tables – Open Space/Conservation Zone**

- 2(a) ADD** the following Discretionary Use Classes to the Open Space/Conservation Use Zone Table:

*Transportation (See Condition 2)*  
*Boathouse (See Condition 2)*

- 2(b) ADD** the following to the Condition to the Open Space/Conservation Use Zone Table:

**2. Wharves, Docks, and Boathouses**

*Subject to the necessary approvals and conditions of the Department of Municipal Affairs and Environment and other regulatory agencies, wharves, docks and boathouses may be permitted in appropriate locations along Glovertown's marine shoreline as long as they are not detrimental to the environmental and aesthetic quality of the area and are compatible with surrounding land uses.*

**3. SCHEDULE A: Definitions**

**ADD** the following definition to SCHEDULE A.

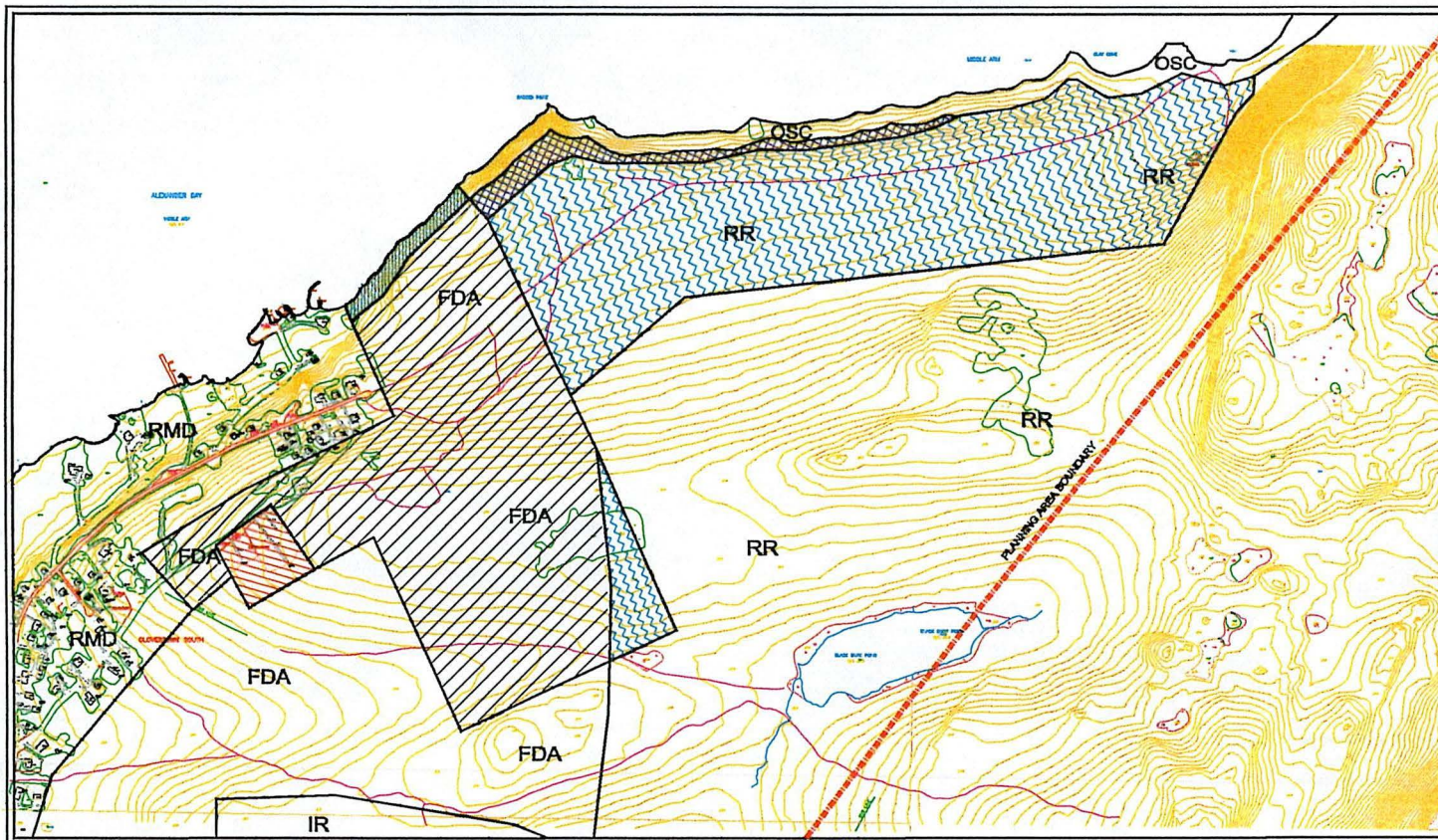
***BOATHOUSE*** means a small building in a marine location used for boat storage.

**4. Land Use Zoning Maps 2.1 and 2.2**

Glovertown Land Use Zoning Maps 2.1 and 2.2 are amended as shown on the following page. The amendment makes the following approximate changes to Land Use Zones.

- 48 hectares from Rural Resource (RR) to Residential Unserved (RUS)
- 33 hectares from Future Development Area (FDA) to Residential Unserved (RUS)
- 2 hectares from Open Space/Conservation to Residential Unserved (RUS)
- 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

## Development Regulations Land Use Zoning Map 2.1 and Map 2.2 Amendment No.10, 2020

- From: Rural Resource (RR)  
To: Residential Unserviced (RUS)
- From: Future Development Area (FDA)  
To: Residential Unserviced (RUS)
- 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 14th day of April, 2020

*Ray Chappell*  
Mayor

*Joanne Perry*  
Town Clerk

I certify that this Development Regulations Amendment No.10, 2020 has been prepared in accordance with the requirements of the Urban and Rural Planning Act 2000.

*John Baird*  
John Baird, MCIP



Development Regulations/Amendment  
**REGISTERED**

Number 1865-2021-017

Date July 8, 2021

Signature *Wendy O'Leary*