

**TOWN OF ST. LAWRENCE  
DEVELOPMENT REGULATIONS  
AMENDMENT NO. 2, 2025**

**Text Amendment  
Addition of Spaceport as a Discretionary Use  
to the Rural Land Use Zone**

**Prepared by:  
Mary Bishop, FCIP  
January, 2025**

**URBAN AND RURAL PLANNING ACT  
RESOLUTION TO ADOPT  
TOWN OF ST. LAWRENCE  
DEVELOPMENT REGULATIONS AMENDMENT NO. 2, 2025**

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of St. Lawrence adopts Development Regulations Amendment No. 2, 2025.


Adopted by the Town Council of St. Lawrence on the 1<sup>st</sup> day of April, 2025.

Signed and sealed this 1<sup>st</sup>. day of April, 2025.

Mayor:

  
Kevin Pittman

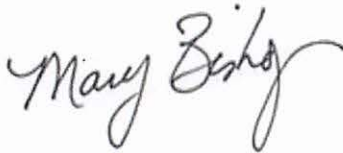
Clerk:

  
Amanda Edwards



**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached Development Regulations Amendment No.2, 2025 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act 2000*.



Mary Bishop, RPP, MCIP, FCIP



**URBAN AND RURAL PLANNING ACT  
RESOLUTION TO APPROVE  
TOWN OF ST. LAWRENCE  
DEVELOPMENT REGULATIONS AMENDMENT NO. 2, 2025**


Under the authority of Sections 16, 17 and 18 of the *Urban and Rural Planning Act 2000*, the Town Council of St. Lawrence

1. Adopted Development Regulations Amendment No. 2, 2025 on the 1<sup>st</sup> day of April, 2025.
2. Gave notice of the adoption of Municipal Plan Amendment No. 2, 2025 by advertisement posted on the Town's social media channels and at the following locations on April 3<sup>rd</sup>, 2025:
  - Isaac's Clover Farm
  - Town Hall Building
  - St. Lawrence Pharmacy
  - St. Lawrence Canada Post Office
  - St. Lawrence Water Filtration Building
3. Set the 21<sup>st</sup> day of April, 2025 for at the Town Hall, St. Lawrence for a Public hearing to consider objections and other representations by a Public Hearing Commissioner.
4. No written submissions were received by the advertised deadline of April 17, 2025 and the Public Hearing was cancelled.

Now under the authority of Section 23 of the *Urban and Rural Planning Act 2000*, the Town Council of St. Lawrence approves Development Regulations Amendment No. 2, 2025 on the 24 day of April, 2025.

SIGNED AND SEALED this 24 day of April, 2025.

Mayor:   
Kevin Pittman

Clerk:   
Amanda Edwards

<b>Development Regulations/Amendment</b>	
<b><u>REGISTERED</u></b>	
Number	<u>4435-0003-2025</u>
Date	<u>May 22, 2025</u>
Signature	<u></u>



# TOWN OF ST. LAWRENCE DEVELOPMENT REGULATIONS AMENDMENT NO. 2, 2025

## BACKGROUND

This amendment to the Development Regulations is intended to comply with Municipal Plan Amendment No. 2, 2025.

The Town of St. Lawrence has received an application from NordSpace Corp., a Canadian aerospace organization, to develop a spaceport – a facility for launching small sustainable space vehicles that support the developing Canadian space industry. The spaceport development includes two sites indicated in red in Figure 1 below – one located along Lighthouse Road near the Middle Head Lighthouse (11.5 ha) and the second, located at Deep Cove, covering an area of 40.5 ha. NordSpace has requested that these areas be redesignated and rezoned to accommodate the development.



Figure 1. Proposed Spaceport Development Sites

Regulation of the airports and the aerospace industry is the responsibility of the Federal government through the Ministry of Transport under the Canadian Aeronautics Act. As such, Municipalities have little jurisdiction to regulate their development or operation. In Newfoundland and Labrador, aviation type of uses

such as airports, require registration and review under the Provincial Environmental Assessment Act.

To accommodate the development, the St. Lawrence Municipal Plan and Development Regulations are proposed to be amended to define aerospace industry and allow spaceports as a Discretionary Use in the Rural land use zone, subject to the required federal approval and relevant provincial approvals and authorizations.

### **MUNICIPAL PLAN POLICY**

In the Municipal Plan, the properties identified for spaceport development are designated Rural. Municipal Plan Amendment No. 2, 2025, proposes to add aerospace industry as a Discretionary use in the Rural Land Use designation.

### **DEVELOPMENT REGULATIONS**

The two sites proposed for the spaceport development are zoned Rural in the Development Regulations. To comply with Municipal Plan Amendment 2. 2025, the Development Regulations will need to be amended to add aerospace industry as a land use, include a definition for it, and add it as a Discretionary use in the Rural Land Use zone subject to federal and provincial approvals.

### **PUBLIC CONSULTATION**

The public consultation process for this amendment was the same as that for the Municipal Plan Amendment No. 2, 2025.

### **AMENDMENT**

The St. Lawrence Development Regulations shall be amended as follows:

1. Adding the following definition to Schedule A Definitions

**Spaceport** means a site for launching (or receiving) spacecraft and may also include runways for takeoff and landing of aircraft to support spaceport operations.

2. Adding Spaceport as a Discretionary use to the Rural Use Zone Table in Schedule C of the Development Regulations.
3. Adding the following as Condition 4 to the Rural Land Use Zone:

#### **4 Aerospace Uses**

Aerospace uses such as Spaceports and their associated facilities are subject to the following conditions:

1. Approval from Transport Canada under the Canadian *Aeronautics Act*.

2. Conformity with any requirements following registration and review under the Provincial *Environmental Assessment Act* and *Regulations*.
3. Submission of a communications plan that provides details on how the public will be notified of launch activity to ensure public safety as a priority.
4. Adding **Aerospace Industry** as a new Industrial Use Class and listing **Spaceport** as an example, to the Industrial Use Group of Schedule B – Classification of Uses of Land and Buildings, on page 54.