

**TOWN OF ST. LAWRENCE
MUNICIPAL PLAN AMENDMENT
NO. 2, 2025**

**Text Amendment
Adding Aerospace Industry to the
Rural Land Use Designation**

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

**RESOLUTION TO ADOPT
TOWN OF ST. LAWRENCE
MUNICIPAL PLAN 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 Municipal Plan Amendment No.2, 2025.

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

Signed and sealed this 1st day of April, 2025.

Mayor:


Kevin Pittman

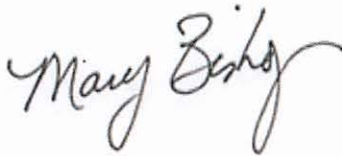
Clerk:


Amanda Edwards



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Municipal Plan 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
MUNICIPAL PLAN AMENDMENT NO. 2, 2025**

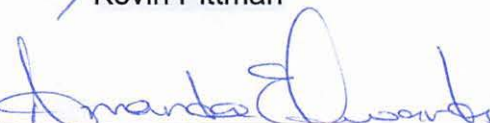
Under the authority of Sections 16, 17 and 18 of the *Urban and Rural Planning Act 2000*, the Town Council of St. Lawrence

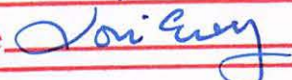
1. Adopted Municipal Plan Amendment No. 2, 2025 on the 1st day of April, 2025.
2. Gave notice of the adoption of Municipal Plan Amendment No. 2, 2025 by advertisement posted on the Town's social media channels and at the following locations on April 3, 2025:
 - Isaac's Clover Farm
 - Town Hall Building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

Now under Section 23 of the *Urban and Rural Planning Act 2000*, the Town Council of St. Lawrence approves Municipal Plan 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

Municipal Plan/Amendment	
REGISTERED	
Number	<u>4435 - 0003 - 2025</u>
Date	<u>May 22, 2025</u>
Signature	<u></u>

MUNICIPAL PLAN AMENDMENT NO. 2, 2025

INTRODUCTION

The Town of St. Lawrence Municipal Plan and Development Regulations have been in effect since December, 2013. The Town is proposing to amend the current Plan and Development Regulations and this report has been prepared to explain the proposed change and serve as a basis for consideration by the general public before it is approved by Council and submitted to the Minister of Municipal and Provincial Affairs for registration.

BACKGROUND

NordSpace Corp., a Canadian aerospace organization, has submitted a proposal to the Town of St. Lawrence to develop a spaceport – a facility for launching small sustainable space vehicles that support the developing Canadian space industry. This would be Canada's first commercial spaceport, and the first time Canada sends its own vehicles to space. The spaceport development includes two sites indicated in red in Figure 1 below - one located along Lighthouse Road near the Middle Head Lighthouse and the second, located at Sauker Head overlooking Deep Cove. NordSpace has requested that these areas be redesignated and rezoned to accommodate the development.



Figure 1. Proposed Spaceport Development Sites

Site A – Lighthouse Road – This site will include ground station equipment to support operations from the launch site. It will include

- basic ground facilities such as radar
- small mission control centre for observation and satellite tracking
- site has existing access from Lighthouse Road.
- total area identified, including required buffer area: 11.5 ha.
- Anticipated footprint of development: Approximately 2 ha.
-

Site B – Sauker Head at Deep Cove – This site is proposed as the main launch site for the space vehicles and will include:

- two launch pads (the second one to be constructed if needed after several years of operation),
- two hangars each about 10,000 sq ft in size,
- fuel storage area (non-toxic, standard kerosene type fuels used in aviation).
- total area identified, including required buffer area: 40.5 ha
- anticipated footprint of the development: approximately 5 ha.

Figure 2 presents a visual rendering of what the spaceport would look like.

The land area proposed for each location is large relative to the actual development footprint at each location due to requirements for buffers around the proposed facilities. Lands proposed for the development are currently Crown-owned.

In order to develop and operate the launch pad at Deep Cove, a road will need to be constructed to the site. It is also anticipated that the facilities at both sites will include security fencing. The extent of the area to be fenced has not yet been determined.



Figure 2. Spaceport Launch Site - Conceptual Layout and Visual Rendering

Spaceport Operations

It is anticipated that the spaceport will operate seasonally as weather permits. While some fuel will be stored on-site in certified containers, the majority will be brought to the site as needed. Fuels used are not stored at a high pressure and are non-toxic. Liquid oxygen is also used and will be brought to the site as needed. Fuel storage and use of this nature is highly regulated and controlled.

Information provided by NordSpace provides context for the type of space vehicles proposed to be launched at the site. Figure 3 shows the space vehicles launched by NordSpace will be 16m in length, and as such, require smaller launch pads compared to most other space vehicles.

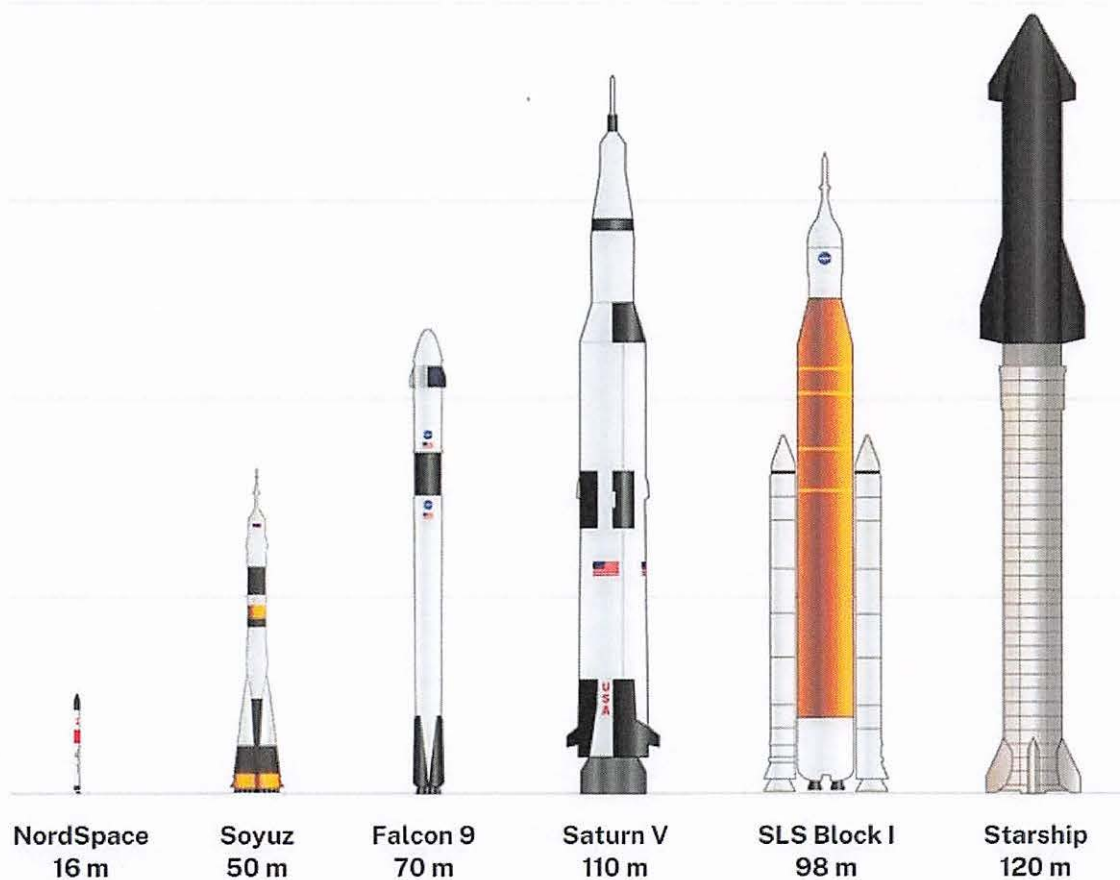


Figure 3. NordSpace Vehicles Compared to Other Space Vehicles

Existing Land Use

The main site proposed for the Spaceport is located at Sauker Head overlooking Deep Cove. There is currently no road access to this general area and the proposed spaceport site. The area is largely undisturbed, with vegetation consisting of forest, low lying shrub and bog.

The spaceport site approximately 4.5 km from the community of Little St. Lawrence, and approximately 6km from the built up area of the Town of St. Lawrence.

The second site, proposed to be used for tracking and communications associated with the spaceport, fronts on and has access to Lighthouse Road. Here, land use in the area includes the Middle Head Lighthouse to the southeast of the proposed site. A small beach area to the north of this site is used by residents for recreation.

The Regulation of Aeronautics

In Canada, the aeronautics industry is regulated federally under the Canadian *Aeronautics Act* (AA). Administered by Transport Canada, the Act enables the making of regulations respecting the conditions under which aircraft may be used and operated or under which any act may be performed in or from an aircraft. The AA further authorizes the making of regulations respecting activities at aerodromes and the location, inspection, certification, registration, licensing and operation of aerodromes. The AA also applies to rockets and aerodromes used for the purposes of commercial space launch. Currently, pursuant to the *Aeronautics Act* and the Canadian Aviation Regulations (CARs), no one can launch a rocket from Canada without having obtained authorization from the Minister of Transport.

In Newfoundland and Labrador, the proposed development of a spaceport may require registration and review under the provincial *Environmental Assessment Act* and conformity with any conditions imposed as a result of that review. In addition, provincial policies on the allocation and use of Crown Lands for development require conformity with Municipal zoning regulations.

Municipalities have little jurisdiction or control over federally regulated uses, as local regulations such as municipal zoning cannot override the federal jurisdiction. However, municipalities do have a role to play by reviewing applications and providing input to federal (and provincial) regulators on proposals that affect the community.

Municipal Plan Policy

Spaceports are a new form of land use and not currently recognized (allowed) in the St. Lawrence Municipal Plan and Development Regulations. The two land areas that are the subject of the spaceport application are currently designated Rural in the Municipal Plan and zoned Rural in the Development Regulations.

Council recognizes that aerospace uses such as the proposed spaceport represents a new land use, both within the Town and the province. It is also recognized that the regulation of this use is the responsibility of the federal government and as such, the Town has no jurisdiction to approve or oversee their development. However, Council considers it important that the community has a process in place that will enable it to provide input to federal approval agencies reviewing the application. The Municipal Plan and Development Regulations can be used to provide a formal process for notifying the public and receiving input which can be communicated to federal regulators for their consideration. As such, the Town is proposing to revise the Municipal Plan to include spaceports as a land use that can be considered in the Rural land use designation, subject to federal and provincial legislation and required approvals.

A corresponding amendment to the Development Regulations is proposed that will add a definition for aerospace industry, and allow for spaceports as a Discretionary Use in the Rural Land Use zone, subject to approval under the federal Aeronautics Act and Regulations and any applicable provincial legislation.

PROVINCIAL INTERESTS

The Town referred the proposed amendment to the Department of Municipal and Provincial Affairs on January 10 for comment on the proposed amendment. MAPA referred the proposed amendment to the Interdepartmental Land Use Committee on January 23 for circulation to various departments and agencies for their comments. Results of this review were received by the Town on March 18. The following summarizes the responses with regards to provincial interests in the proposed municipal plan amendment.

Department/Agency	Response
Digital Government and Service NL	No objections
Health and Community Services	No response
Labrador Affairs	No objection/comment
Municipal and Provincial Affairs	No objection
Intergovernmental Affairs Secretariat	No reply
Office of Indigenous Affairs and Reconciliation	No objection
Transportation and Infrastructure	No objection

Environment and Climate Change	
Climate Change Branch	No concerns
Environmental Assessment Division	Registration (of the proposed amendment) under the Environmental Assessment Act is not required
Natural Areas Program	No concerns
Pollution Prevention Division	No concerns, Environmental Site Assessment recommended where environmental conditions of a site are unknown.
Water Resources Management Division	Approved, noting the requirements for permits and approvals under the Water Resources Act for: any work to be conducted within 15m of bodies of water or any shore water zones, management of runoff or effluent, the use of water from any water source for any purpose
Fisheries, Forestry and Agriculture	
Crown Lands Division	No objections
Fisheries and Aquaculture	No objections
Forest Ecosystem Management Division	No objections
GIS and Mapping Division	No objections
Land Management Division - Agriculture	No objections
Land Management Division - Planning	No objections
Wildlife Division	No objections
Industry, Energy and Technology	
Mines Branch	The Mining and Mineral Development Branch does not object to the proposed amendments and in principle supports the development of new industries. However, the area of the proposed spaceport near Deep Cove and the surrounding area east of Little St. Lawrence Harbour is covered by mineral licenses, corresponds to an area of active mineral exploration interest, and contains recognized mineral occurrences of potential economic significance, including occurrences of gold, copper and barite. As with any proposal in an area of active or historic exploration interest that will involve the issuance of one or more large parcels of land tenure and (or) that may involve periodic restrictions on access to land for operational reasons (e.g. launches), we are concerned about the potential impacts of the project on access to land for mineral exploration and mining. Accordingly, we will be seeking to ensure that the proponent (NordSpace Corp.) addresses our concern as they work toward regulatory approval of their project and have already had a preliminary discussion with them on the matter.
Regulatory Affairs and Energy Division	No concerns
Tourism, Culture, Arts and Recreation	
Parks Division	No concerns
Provincial Archeology Office (PAO)	PAO to be notified in the event of any accidental archaeological resources discovered during construction in accordance with the Historic Resources Act.
Tourism Product Development Division	The Proponent is encouraged to collaborate with tourism stakeholders in the region to ensure that projects do not adversely impact their operations or hinder their ability to develop and market experiences that drive visitation and revenue growth.

External Agency	
Nalcor	No concerns
Newfoundland Power	No concerns
NL Hydro	No concerns

The input received from provincial agencies are matters that will be addressed through regulatory review of the specific development proposal at the provincial and federal levels. The provincial department of Environment and Climate Change has clarified that the project requires registration under the provincial Environmental Assessment Act.

PUBLIC CONSULTATION

An opportunity for public comment on the proposed amendment was provided by posting notices on the Town's Social media outlets, at the Post Office, grocery store, drugstore, water filtration (PWDU) site and Town Hall on January 14th with a deadline for comments by January 27, 2025.

The Town received six written submissions. Overall, there is an interest in knowing more about the project. Specifically:

- Why was St. Lawrence, and the specific site chosen?
- Who are the people proposing the development and how it will be funded?
- What local benefits can be expected from this development?
- How will noise from the site impact local residents? How frequently will the launches take place?
- Will the large areas for the two sites being sought through the Crown Land application be inaccessible to local people who have traditionally used the area?
- What environmental impacts will there be? This includes the land-based and marine environment close to the sites.
- What are the risks? Concerns about fuels, accidents, impacts on wildlife from noise etc.
- Will the size of rockets launched remain small or is there potential for larger rockets to be launched in the future?

Several submissions expressed concerns and about the development being approved without careful consideration and the need for more information. Two submissions voiced objection to the development. One submission noted that there are mineral land claims that may be present in the area proposed for the site.

An Open House was held March 29 at the Recreation Centre to provide more information to the community on the proposed development. Representatives of NordSpace Corporation were available to present their development proposal and to answer questions from the public. Between 40 and 50 people attended the Open House.



AMENDMENT No. 2, 2024

The St. Lawrence Municipal Plan shall be amended as follows:

1. Adding Aerospace Industry to Section 3.7 Rural, under the subheading Discretionary Uses on page 22 to read:

3.7 Rural

All development in this zone is subject to the approval of the Town along with the Department of Natural Resources, and where applicable, the Department of Environment and Conservation and other relevant authorities.

Permitted Uses

Permitted uses in this designation, along with uses under Section 2.4(2) are Agriculture, Conservation, Forestry, Mineral Exploration and Recreational Open Space.

Discretionary Uses

*Discretionary uses in this designation are **Aerospace Industry**, Animal, Antenna, Cemetery, fisheries related Light Industry, Mineral Working, Mining, Outdoor Assembly, Outdoor Market, Seasonal Residential, Utilities and Veterinary.*