

# **TOWN OF MCIVER'S**

## **DEVELOPMENT REGULATION AMENDMENT No. 1, 2025**

**(Resource to Mixed Development)**

**JANUARY, 2025**

**URBAN AND RURAL PLANNING ACT, 2000**

**RESOLUTION TO ADOPT**

**AMENDMENT No. 1, 2025**

**TOWN OF MCIVER'S DEVELOPMENT REGULATIONS**

Under the authority of Section 16 of the *Urban and Rural Planning Act ,2000*, the Town Council of McIver's adopts the Amendment No. 1, 2025 to the McIver's Development Regulations, 2020-2030.

Adopted by the Town Council of McIver's on the 7th day of July, 2025.

Signed and sealed this 22 day of Sept, 2025 .

Mayor:

Sum Park White

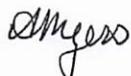


Town Clerk:

(Council Seal)

**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached Amendment No. 1, 2025 to the Town of McIver's Development Regulations has been prepared in accordance with the requirements of the *Urban and Rural Planning Act 2000*.



MCIP: Anna Myers  
Member of Canadian Institute of Planners (MCIP)



**URBAN AND RURAL PLANNING ACT, 2000**

**RESOLUTION TO APPROVE**

**AMENDMENT No. 1, 2025**

**TOWN OF MCIVER'S DEVELOPMENT REGULATIONS, 2020-2030**

Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act, 2000*, the Town Council of McIver's:

- a. adopted the Amendment No. 1, 2025 to the Town of McIver's Development Regulations on the 7th day of July, 2025.
- b. gave notice of the adoption of the Amendment No. 1, 2025 to the Town of McIver's Development Regulations by posting the notice at K's Convenience & Liquor Express and Laing's Auto & Confectionary, the Post Office building, inside the Town office and publishing the notice on the Town Facebook page on August 25, 2025.
- c. set the 16<sup>th</sup> day of September, 2025, at for the holding of a public hearing to consider objections and submissions.

Now under the authority of Section 23 of the *Urban and Rural Planning Act, 2000*, the Town Council of McIver's approves the Amendment No. 1, 2025 to the Town of McIver's Development Regulations as adopted.

SIGNED AND SEALED this 22 day of Sept, 2025.

Mayor:

Sergeant White  


Town Clerk:



Development Regulations/Amendment	
<b><u>REGISTERED</u></b>	
Number	<u>3065- 0002- 2026</u>
Date	<u>January 14, 2026</u>
Signature	<u>Sergeant White</u>

(Council Seal)

## **TOWN OF MCIVER'S DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2025**

### **BACKGROUND**

The Town Council of McIver's wishes to amend its Development Regulations. The proposed amendment seeks to create a new land use zone 'Mixed Development' in the Development Regulations. Development standards and conditions will be provided in the Development Regulations for a Mixed Development zone and the Land Use Zone will be amended for a 'Mixed Development' zone.

The Town of McIver's has received requests regarding development along the provincial highway Route #440 near the south border of the community adjacent to the Municipal Planning area boundary with the Town of Gillams. About four Crown land applications have been denied due to the Resource zone currently in the area that does not allow for residential or commercial development. This area was previously considered for mixed development which would allow for both residential and commercial development along the provincial highway. This would be similar to the 2.8 kilometres of 'Mixed Development' zone along Route #440 in the neighbouring community of Gillams.

Overall in the community, much of the land adjacent to Route #440 is not suitable for development due to either steep slopes, surficial bedrock or extensive wetlands. This particular 0.6 kilometres of road has land that is potentially suitable for development. It should be noted that the Town has no intention of providing water and sewer services to this area; therefore, any development would be required to meet the onsite services requirements of the Department of Digital Services and Service NL. Garbage trucks drive past these lands and will not incur additional excessive cost to the Town to provide this service. The Town supports this development as it will not incur any new costs for snow-clearing or maintenance as the provincial highway operated by the Provincial Government.

The area is all Crown land; therefore, the application will be referred to all relevant provincial agencies by the Crown lands Division including the Department of Transportation and Infrastructure. The Department of Transportation and Infrastructure require a specific location to consider before approving an access permit under their 'Access to Provincial Highways' policy. Once the individual secures a Crown land title, they will be required to apply for a development permit from the Town. As part of that process the applicant will be required to secure an access permit to the provincial highway which would be processed through the Department of Digital Services and Service NL.

The Town of McIver's believes that the development of this area would be beneficial to the community as the community has very limited lands available for commercial and residential development. Therefore, the Town is creating a Mixed Development zone in the Development Regulations.

Council is also considering an amendment to the 2020-2030 Municipal Plan to add the new 'Mixed Development designation, including policies to guide development and accommodate the new designation on the Future Land Use map that will allow for mixed development at this site.

## **PUBLIC CONSULTATION**

During the preparation of this proposed amendment, Council undertook the following initiatives so that individuals could provide input. A Notice was posted on the Town website and the Town Facebook page on February 7, 2025 and posted on bulletin boards in the following locations: K's Convenience and Liquor Express, Lain's Auto, Confectionary and Takeout, and the Post Office.

No Submissions were received by the Town.

### **Notice:**

**URBAN AND RURAL PLANNING ACT, 2000  
NOTICE OF PROPOSED CHANGE TO THE  
TOWN OF MCIVERS  
MUNICIPAL PLAN AND & DEVELOPMENT REGULATIONS (2020 -2030)**

Municipal Plan Amendment No. 1, 2025  
Development Regulations Amendment No. 1, 2025

Town Council of McIver's wishes to make a change to the Town of McIver's Municipal Plan and Development Regulations on the south end of Highway #440 for mixed development.

The Town Council of McIver's wishes to receive any comments or representation on these proposed changes. The amendments can be viewed at the Town Hall during regular working hours. Anyone wishing to make a comment, objection, or representation should submit a signed statement outlining their concerns to the Town of McIver's at Town hall McIver's 439 Main Street, McIver's, NL A2H 6B9 Tel: 709- 688-2603 e-mail: [clerk@mcivers.ca](mailto:clerk@mcivers.ca) by February 14th, 2025.

# **DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2025**

## **TEXT CHANGES TO DEVELOPMENT REGULATIONS, 2020-2030**

In 3.1.1, Land Use Zones

### **FROM:**

1. The following zones were developed to reflect the needs of the Town of McIver's. The Municipal Plan states the Intent and Policies for each of the land use classes. The Development Regulations enable the implementation of these policies through the following zones:
  1. Residential (RES)
  2. Commercial General (C)
  3. Environmental Protection (EP)
  4. Open Space, Park & Trails (OSPT)
  5. Town Centre (TC)
  6. Protected Water Supply (PWS)
  7. Resource (R)
  8. Comprehensive Development Area (CDA) – Residential

### **TO:**

2. The following zones were developed to reflect the needs of the Town of McIver's. The Municipal Plan states the Intent and Policies for each of the land use classes. The Development Regulations enable the implementation of these policies through the following zones:
  1. Residential (RES)
  2. Commercial General (C)
  3. Environmental Protection (EP)
  4. Open Space, Park & Trails (OSPT)
  5. Town Centre (TC)
  6. Protected Water Supply (PWS)
  7. Resource (R)
  8. Comprehensive Development Area (CDA) – Residential
  9. Mixed Development

# NEW TEXT

## 3.10 MIXED DEVELOPMENT

USE ZONE TABLE: MIXED DEVELOPMENT	
PERMITTED USES	DISCRETIONARY USES
<p><i>-All Residential Land Use Class (4.7): Single Detached Dwelling; Semi-Detached Dwelling; Tiny Hoe; Secondary Detached Residential Dwelling; Townhouse; Min-Home and Mobile Home; Apartment Building; Cottage or Cabin;</i></p> <p><i>All Commercial Land Use Class (4.3): EXCEPT Amusement Park/Attraction, Campgrounds, Resort-with recreation</i></p> <p><i>-Home businesses-(5.3.1) only those set out in Condition 5-all others are discretionary uses</i></p> <p><i>-Uses set out in 3.1.5</i></p>	<p><i>-Public Gathering – Indoor (4.6.4)</i></p> <p><i>-Home businesses-(5.3.1) those listed in Condition 6</i></p>

### Development Standards

- c. For Residential development, the standards in the Residential zone apply;
- d. For Commercial development, the standards in the Commercial zone apply;
- e. Development must conform to the requirements of Section 3.1.6.
- f. Onsite servicing must meet requirements of Digital Government and Service NL
- g. Home business permitted uses include:
  - a. Professions, such as an accountant, architect, auditor, engineer, realtor, insurance agent, planner, lawyer;
  - b. Artisan and other home crafts;
  - c. Any business applying for only a phone/fax/internet service

6..Home business as a discretionary use include:

- a. Food preparation for catering services and baking;
- b. Music and dance lessons and educational tutoring
- c. Personal service that do not disrupt the residential character of the neighbourhood, such as a hairdressing, tailor, photographer, pet groomer, caterer's establishment, shoe repair, dressmaking, sewing repairs and tailor shop, small appliance, clock/watch, bicycle, ski and snowboard and computer repair, locksmiths, manicurists;
- d. Care services, such as child care, or home-care; and similar occupations or businesses.

- e. Art gallery and framing shop;
- f. Pet grooming services;
- g. Bed and Breakfasts;
- h. Boarding House
- i. Home Care-Residential
- j. Furniture repair and upholstery
- k. Sale of bedding plants and trees grown on the same lot

## **DEVELOPMENT REGULATONS AMENDMENT No. 1, 2025.**

### **MAP CHANGES TO DEVELOPMENT REGULATIONS, 2020-2030**

The Land Use Zoning Map proposed for amendment is as shown on the attached Development Regulations Amendment No. 1, 2025 map, from 'Resource' to 'Mixed Development' zone.



Development Regulations/Amendment

**REGISTERED**

Number 3065 - 0062 - 2026

Date January 14, 2026

Signature John Park White

**Town of McIver's**

**Development Regulations Amendment**

**No. 1, 2025**

From: Resource to Mixed Development

Dated at McIver's  
This 22 day of Sept 2025

John Park White

**Mayor**

**Town Clerk**

I CERTIFY THAT THIS DEVELOPMENT  
REGULATIONS AMENDMENT HAS BEEN PREPARED  
IN ACCORDANCE WITH THE REQUIREMENTS OF  
THE URBAN AND RURAL PLANNING ACT, 2000.

