

**TOWN OF SOUTH RIVER
DEVELOPMENT REGULATIONS 2017-2027**

AMENDMENT No. 3, 2024

(18-20 TAYLOR's ROAD REZONING AMENDMENT)

JULY 2024

Urban and Rural Planning Act, 2000
Resolution to Approve
Town of South River Development Regulations 2017-2027
Amendment No. 3, 2024

Under the authority of Section 16, Section 17 and Section 18 of the *Urban and Rural Planning Act, 2000*, the Town Council of Witless Bay;

- a) Adopted the Town of South River Development Regulations Amendment No. 3, 2024 on the 6th day of August 2025.
- b) Gave notice of the adoption of the Town of South River Development Regulations Amendment No. 3, 2024 by posting a notice at the Town Hall and Marshall's Cornerstop. The notice was also posted on the Town's website, and circulated to surrounding property owners. .
- c) Set the 28th day of August, 2025 for the holding of a public hearing at the Town of South River Town Hall to consider submissions and objections.
- d) No submissions were received in response to the public notice by the deadline date of August 26th, 2025. The public hearing was cancelled.

Now under Section 23 of the *Urban and Rural Planning Act, 2000*, the Town Council of South River approved the Town of South River Municipal Plan Amendment No. 3, 2024 at its meeting of September 3, 2025 as adopted.

Signed and sealed this 9 day of September, 2025.

Mayor:

Beverley Wells
Beverley Wells



Town Clerk/ Manager:

M. Dawson
Marjorie Dawson

Development Regulations/Amendment REGISTERED	
Number	<u>4835 0007-2025</u>
Date	<u>10/21/2025</u>
Signature	<u>San Roberts</u>

Urban and Rural Planning Act, 2000
Resolution to Adopt
Town of South River Development Regulations 2017-2027
Amendment No. 3, 2024

Under the authority of Section 16 of the *Urban and Rural Planning Act, 2000*, the Town Council of South River hereby adopts Amendment No. 3, 2024 to the Town of South River Development Regulations.

Adopted by the Town Council of South River on the 6th day of August, 2025.

Signed and sealed this 9 day of September, 2025.

Mayor:

Beverley Wells
Beverley Wells

(Council Seal)

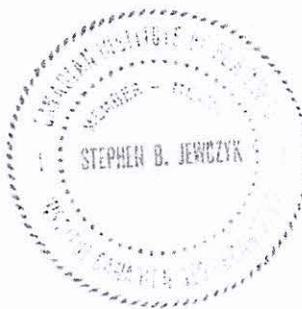
Town Clerk/ Manager:

M. Dawson
Marjorie Dawson

Canadian Institute of Planners Certification

I certify that Amendment No. 3, 2024 to the South River Development Regulations 2017 - 2027 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

Stephen B. Jewczyk
Stephen B. Jewczyk, FCIP
Urban and Regional Planner



Town of South River Development Regulations 2017-2027
Amendment No. 3, 2024

PURPOSE

The South River Development Regulations came into legal effect on February 16, 2018. The Development Regulations outlines development standards the use and related conditions of land in the use zones and divides the Town into use zones which are illustrated on the Land Use Zoning Map.

The Town Council has received a request from the property owner at 18-20 Taylor's Road to a portion of the property where a dwelling under construction is situated from '**Environmental Protection (EP)**' to '**Residential (Res)**'. Should the rezoning be approved, then the Water Management Division of the provincial Department of Environment and Climate Change will give consideration of the dwelling within the 15 m water reservation.

This rezoning supports and is concurrent with Town of South River Municipal Plan Amendment No 3, 2024 to which it relates and is required to fully implement the amendment.

THE SUBJECT PROPERTY

The amendment area under consideration is located on property situated on the east shore of the South River and abuts the western street line of Taylors Road Extension. The property has aces onto and a frontage of 37.036 m on Taylors Road Extension and an area of 3383.5 m².

There is a gravel driveway into the property which leads to a dwelling under construction which is located in close proximity to South River. A major portion of the property is forested.

The dwelling under construction has a ground floor area of approximately 84 m² and is located within two use zones '**Environmental Protection (EP)**' to '**Residential (Res)**'. The majority of the dwelling is located within the '**Residential (Res)**' use zone but a portion of the dwelling (approximately 33.5 m²) toward South River is located within the '**Environmental Protection (EP)**' use zone. The applicant wishes to rezone this portion of the dwelling so that the full dwelling will be situated within the '**Residential (Res)**' use zone of the Development Regulations.

PUBLIC CONSULTATION

In accordance with Section 14 of the *Urban and Rural Planning Act, 2000*, Council undertook the following public notification and consultation initiatives so that individuals

and groups could provide input to the proposed Development Regulations Amendment. The Town Council:

1. Posted a Notice at the Town Hall for 2 weeks commencing on August 9, 2024; and,
2. Placed the proposed rezoning amendment on its website and circulated the notice to surrounding property owners to view and to provide any comments or concerns in writing to the Council concerning the proposed amendment.

The Town Council determined that this consultation opportunity was reflective of the size, structure and complexity of planning issues under consideration and provided reasonable opportunity for interested persons, businesses and community groups to comment on the proposed amendment.

No response was received by the deadline date of Friday August 25, 2024.

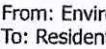
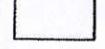
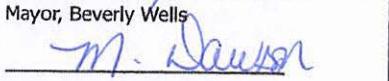
DEVELOPMENT REGULATIONS AMENDMENT NO. 3, 2024

The Town of South River Development Regulations 2017-2027 shall be amended as follows:

1. Rezone approximately 33.5 m² of property situated at 18-20 Taylor's Road from 'Environmental Protection (EP)' to 'Residential (Res)' as illustrated on the attached portion of the Town of South River Land Use Zoning Map which forms part of this amendment.

No text amendment is proposed as part of the amendment.



Town of South River	
Development Regulations 2017-2027 Land Use Zoning Map Amendment No. 3, 2024	
 From: Environmental Protection	 To: Residential
 Building Footprint	
 Property Survey	
Dated at South River, Newfoundland and Labrador	
This 6th, Day of August, 2025	
	
Mayor, Beverly Wells	
	
Town Clerk, Marjorie Dawson	
I certify that this Development Regulation amendment for the Town of South River has been prepared in accordance with the requirements of the Urban and Rural Planning Act 2000.	
	
Stephen Jewczyk, FCIP	

Development Regulations/Amendment
REGISTERED

Number 4835-0007-2025
Date 10/12/2025
Signature See Print