

**TOWN OF ST. LAWRENCE
DEVELOPMENT REGULATIONS
AMENDMENT NO. 3, 2025**

**Rural to Mixed Development
Little St. Lawrence**

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


**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF ST. LAWRENCE
DEVELOPMENT REGULATIONS AMENDMENT NO. 3, 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. 3, 2025.

Adopted by the Town Council of St. Lawrence on the 15 day of July 2025.

Signed and sealed this 15th day of July, 2025.

Mayor: 
Kevin Pittman

Clerk: 
Amanda Edwards



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Development Regulations Amendment No.3, 2025 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act 2000*.



Mary Bishop, FCIP



**URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF ST. LAWRENCE
DEVELOPMENT REGULATIONS AMENDMENT NO. 3, 2025**

Development Regulations/Amendment	
REGISTERED	
Number	4435-004-2025
Date	10/2/2025
Signature	Sen. [Signature]

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. 3, 2025 on the 03 day of June 2025.
2. Gave notice of the adoption of Municipal Plan Amendment No. 3, 2025 by advertisement posted on the Town's social media channels and at the following locations on June 04, 2025:
 - Isaac's Clover Farm
 - Town Hall Building
 - St. Lawrence Pharmacy
 - St. Lawrence Canada Post Office
 - St. Lawrence Water Filtration BuildingThe notice was also sent by email to the Little St. Lawrence Local Service District Committee.
3. Set the 26 day of June 2025 for at the Town Hall, St. Lawrence for receipt of objections and other representations for consideration by the Public Hearing Commissioner.
4. The Commissioner's report was received and considered by Council at its regular meeting of July 15, 2025.

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. 3, 2025 on the 15 day of July, 2025.

SIGNED AND SEALED this 15 day of July, 2025.

Mayor: [Signature]
Kevin Pittman

Clerk: [Signature]
Amanda Edwards

TOWN OF ST. LAWRENCE DEVELOPMENT REGULATIONS AMENDMENT NO. 3, 2025

BACKGROUND

This amendment to the Development Regulations is intended to comply with Municipal Plan Amendment No. 3, 2025.

The Town of St. Lawrence has received an application to create a building lot for construction of a residential dwelling located on Tower/Burke's Road in Little St. Lawrence. The property is 1.430 sq meters with 31m of frontage on the road. The property is serviced with water supplied and managed by the Little St. Lawrence Local Service District.

MUNICIPAL PLAN POLICY

In the Municipal Plan, the subject property is designated Rural. This land use designation does not permit residential dwellings. In considering the proposed development and recognizing a need for new building lots in the area, the Council prepared Municipal Plan Amendment No. 3, 2025 to extend the Mixed Development Land Use designation along the street to include the proposed lot.

DEVELOPMENT REGULATIONS

The property that is the subject of the application included in Municipal Plan Amendment No. 3, 2025, is zoned Rural on the Land Use Zoning Map. To comply with the Municipal Plan Amendment, the lands in question will be rezoned Mixed Development.

Development will be required to comply with the standards and conditions for permitted and discretionary uses included in the Mixed Development land use zone.

PUBLIC CONSULTATION

The public consultation process for this amendment was the same as that for the Municipal Plan Amendment No. 3, 2025.

AMENDMENT

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

1. By rezoning lands along Tower/Burke's Road, Little St. Lawrence, from the Rural land use zone to the Mixed Development land use zone as shown on the attached Land Use Zoning Map 2.



Dated: APRIL 02, 2024

Development Regulation Amendment
REGISTERED
 Number 4435-0004-2025
 Date 10/2/2025
 Signature Sam T. Bate

Town of St. Lawrence


Development Regulations Land Use Zoning Map 1 Amendment No. 3, 2025

 From: Rural (RU)
 To: Mixed Development (MD)

Dated at St. Lawrence, Newfoundland and Labrador

This 15 Day of July
 2025


 Mayor, Kevin Pittman


 Town Clerk, Amanda Edwards

I certify that this Development Regulations amendment for the Town of St. Lawrence has been prepared in accordance with the requirements of the Urban and Rural Planning Act 2000:

Mary Bishop: RRP, MCIP, FCIP