

**TOWN OF ST. LAWRENCE
MUNICIPAL PLAN AMENDMENT
NO. 3, 2025**

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

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

**RESOLUTION TO ADOPT
TOWN OF ST. LAWRENCE
MUNICIPAL PLAN 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 Municipal Plan Amendment No.3, 2025.

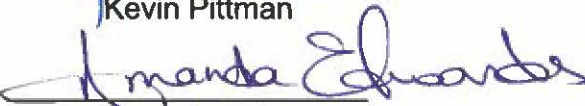
Adopted by the Town Council of St. Lawrence on the 15 day of July, 2025.

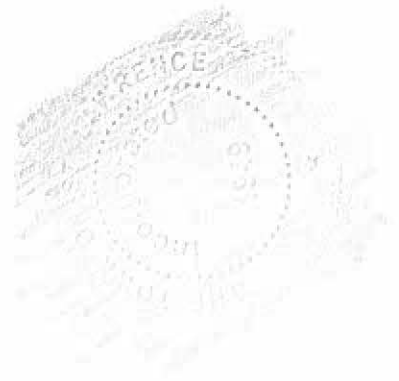
Signed and sealed this 15th day of July, 2025.

Mayor:


Kevin Pittman

Clerk:


Amanda Edwards



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Municipal Plan 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
MUNICIPAL PLAN AMENDMENT NO. 3, 2025**

Municipal Plan/Amendment

REGISTERED

Number 4435-0004-2025

Date 10/2/2025

Signature [Signature]

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

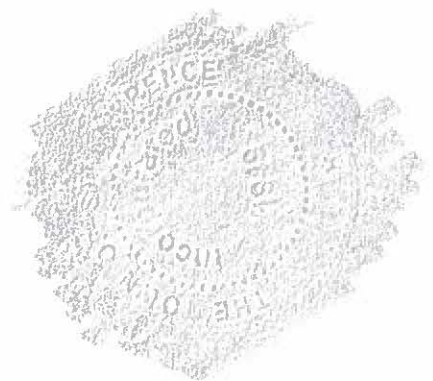
1. Adopted Municipal Plan Amendment No. 3, 2025 on the 3rd day of June, 2025.
2. Gave notice of the adoption of Municipal Plan Amendment No. 3, 2025 by advertisement posted on the Town's social media channels and at the following locations on June 4, 2025:
 - Isaac's Clover Farm
 - Town Hall Building
 - 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 26th 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. No submissions were received in response to the Notice of Public Hearing by the advertised deadline and the 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. 3, 2025 on the 8th day of July, 2025.

SIGNED AND SEALED this 15 day of July, 2025.

Mayor: [Signature]
Kevin Pittman

Clerk: [Signature]
Amanda Edwards



MUNICIPAL PLAN AMENDMENT NO. 3, 2025

INTRODUCTION

The Town of St. Lawrence Municipal Plan and Development Regulations have been in effect since December, 2013. The Town is now 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

The Town of St. Lawrence has received an application for a building lot for construction of a single dwelling. The land is the subject of a Crown Land application in the name of Madison Burke and is located along Burkes Road in Little St. Lawrence (Figure 1). The proposed lot is 1,430 sq meters with frontage along the road of 31m. The property is proposed to be serviced with water from the Little St. Lawrence water supply. The street is a gravel road maintained by the Little St. Lawrence Local Service District.



Figure 1. Subject Property, Tower Road, Little St. Lawrence

Land use in the area includes a number of residential dwellings to the south of the site with the Little St. Lawrence River to the west. The remaining area along

the street is vacant land. To the north, the land is a mix of barrens, forest and bog.

The site is within the 1.6 km buffer area of a former municipal dump site located on St. Cecelia Street within the Town of St. Lawrence. The dump site is closed and the land has been rehabilitated.

The site is located outside the area of interest for wind energy and there are no pits or quarries located along the road.

Municipal Plan Policy

Although located outside the Town of St. Lawrence, the community of Little St. Lawrence is included in the Town of St. Lawrence Municipal Planning Area. In the St. Lawrence Municipal Plan, lands along Route 220 are designated Mixed Development. Lands along the Little St. Lawrence River are designated for Environmental Conservation. Figure 2 shows the approximate location of the proposed building lot and the current Municipal Plan land use designations.

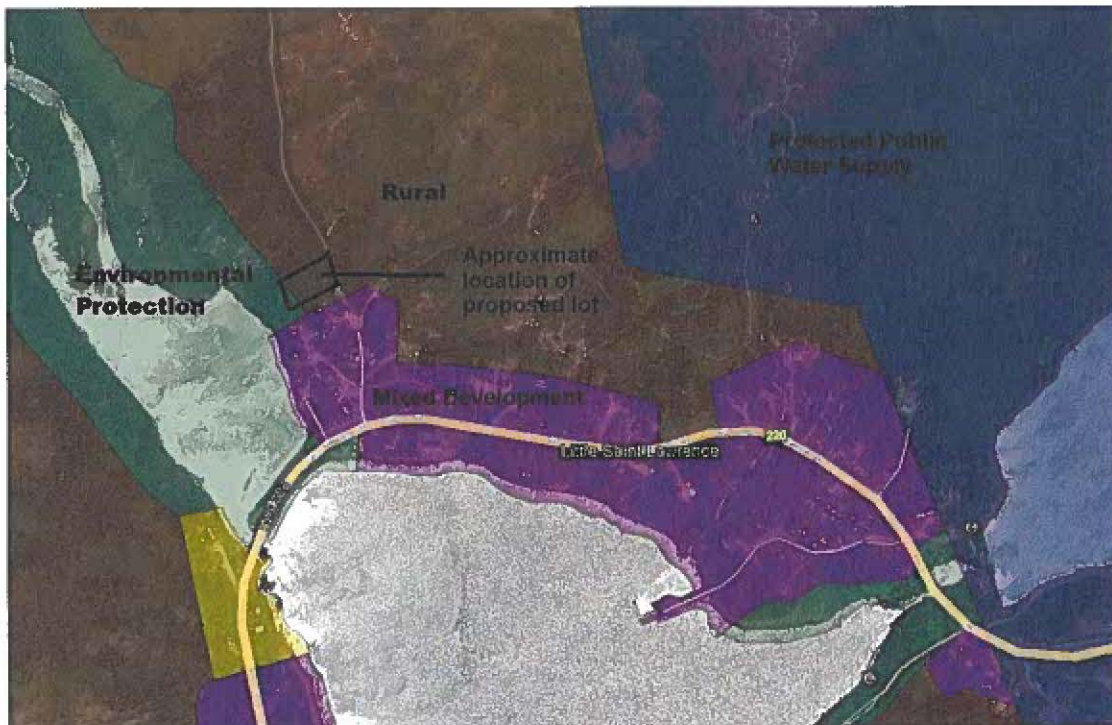


Figure 2. Proposed building lot location and Land Use Designations of the St. Lawrence Municipal Plan.

The property that is the subject of the application is currently designated Rural in the Municipal Plan and zoned Rural in the Development Regulations. Residential

dwellings are not permitted by the Rural policies of the Municipal Plan and as a result, an amendment to the Plan is required to accommodate this development.

In considering the proposed change, Council reviewed the demand for new buildings lots in the Planning Area. While demand for lots has traditionally been low in this area, there are few vacant lots available for development. As a result, Council is proposing to extend the Mixed Development Land Use designation along the west side of the Tower/Burche's Road to include the area of the proposed lot. The Mixed Development designation permits residential development. A corresponding amendment to the Development Regulations will rezone the land from Rural to the Mixed Development use zone.

With regards to the proposed development being located within the 1.6 km buffer of a former solid waste disposal site, the following policy of the Municipal Plan (added as part of Municipal Plan Amendment No. 1, 2022) applies:

2.17 Solid Waste Disposal Site

Proposals for development within 1.6 km of the former landfill site shall be referred to the Departments of Digital Government and Service NL and Environment and Climate Change for review of any potential impacts from the old landfill on the development.

No changes are proposed to the Environmental Protection zone as a result of the proposed change.

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 March 21st with a deadline for comments by April 4, 2025. No submissions were received in response to the notices by the advertised deadline.

The Town also contacted the Local Service District of Little St. Lawrence for their comments on the proposed amendment.

Provincial agencies were consulted, including:

- Mineral Lands Division, Department of Industry, Energy and Technology;
- Department of Environment and Climate Change;
- Service NL

No reply has been received from the Mineral Lands Division. However, based on comments received on other amendments, and the long history of mining in the

Town, the applicant will be advised of the potential presence of mineral deposits and the corresponding potential for mineral exploration activity to occur in the area.

The Departments of Digital Government and Service NL and Environment and Climate Change confirmed that Policy 2.17 of the Municipal Plan still applies to any development within 1.6km of the former waste disposal site (St. Cecelia Street).

AMENDMENT No. 1, 2025

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

1. By redesignating lands along Tower Road/Burkes' Road from the Rural Land Use designation to the Mixed Development Land Use designation as shown on the attached Future Land Use Map 2.



Dated: APRIL 02, 2025

Municipal Plan Amendment
REGISTERED

Number 4435-0004-2023
Date 10/2/2025
Signature [Signature]

Town of St. Lawrence

Municipal Plan Future Land Use 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

[Signature]
Mayor, Kevin Pittman

[Signature]
Town Clerk, Amanda Edwards

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

[Signature]
Mary Bishop: RRP, MCIP, FCIP

