

**TOWN OF STEPHENVILLE
DEVELOPMENT REGULATIONS**

DEVELOPMENT REGULATIONS AMENDMENT No. 15, 2021

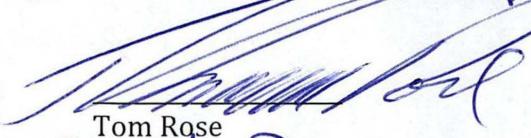
URBAN AND RURAL PLANNING ACT 2000
RESOLUTION TO ADOPT
TOWN OF STEPHENVILLE DEVELOPMENT REGULATIONS
AMENDMENT No. 15, 2021

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Stephenville adopts the Stephenville Development Regulations Amendment No. 15, 2021.

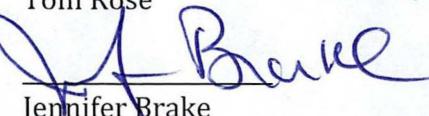
Adopted by the Town Council of Stephenville on the 19th day of August 2021.

Signed and sealed this 23 day of Sept 2021.

Mayor:


Tom Rose

Clerk:

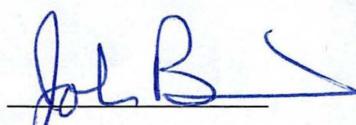

Jennifer Brake

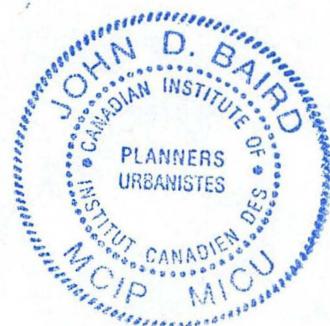


CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

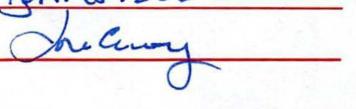
I certify that the attached Development Regulations Amendment No. 15, 2021 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

MCIP:


John Baird



(MCIP Seal)

Development Regulations / Amendment REGISTERED	
Number	4945 -2022-043
Date	Jan. 18. 2022
Signature	

TOWN OF STEPHENVILLE

DEVELOPMENT REGULATIONS AMENDMENT No. 15, 2021

BACKGROUND

Amendment No. 15 to the Stephenville Development Regulations rezones approximately 7.5 hectares of land around the shoreline of Small Gull Pond from RURAL to SEASONAL RESIDENTIAL. A portion of the proposed rezoning area also abuts Provincial Highway Route 460.

The Seasonal Residential zone corresponds to the Rural designation in the Municipal Plan, therefore an amendment to the Municipal Plan is not required.

The purpose of the amendment is to allow the development of a seasonal cottage subdivision. *"Seasonal residence"* is listed as a Permitted Use in the Seasonal Residential zone. In Schedule A of the Development Regulations, Seasonal Residence is defined as

- *"a dwelling which is designed or intended for seasonal or recreational use, and is not intended for use as permanent living quarters"*

Before the rezoning application was formally submitted to Council, the proponent, Mr. Alphonse Bennett, obtained approval for 12 cottage lots from the Water Resources Division of the Department of Environment and Climate Change.

Attachments to the proposed amendment include:

- An approval letter (May 27, 2021) from the Manager of the Groundwater Section, Department of Environment and Climate Change for a cottage development of up to twelve (12) lots.
- A report by GEMTEC Ltd. (May 10, 2021), "Level 1 Groundwater Supply Assessment - Proposed Cottage Development, Small Gull Pond, Stephenville". The Groundwater Section's approval of the 12-lot development considered the findings and recommendations of this report.

PUBLIC CONSULTATION

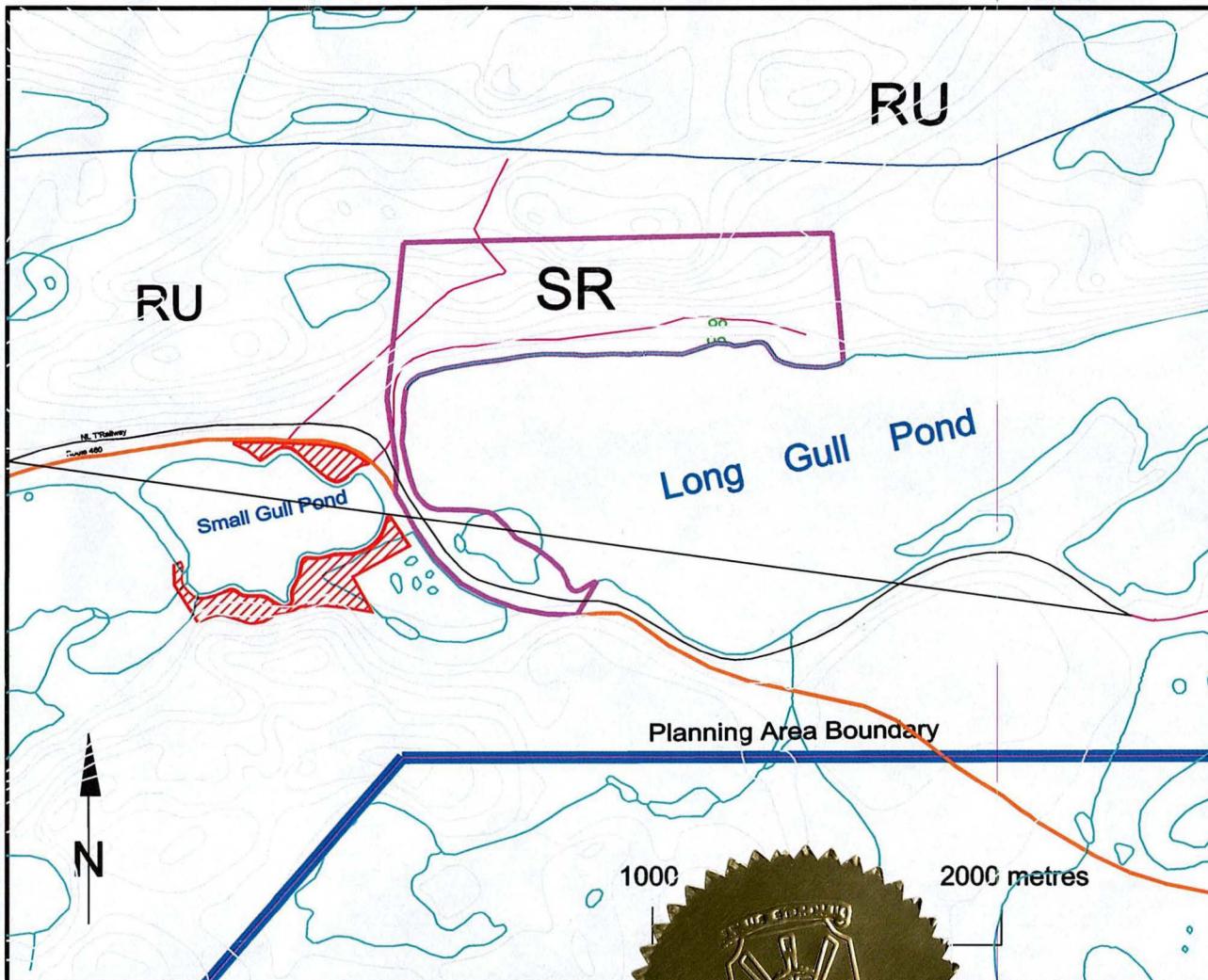
Public notice of the proposed amendment was posted on July 2, 2021, as follows:

- In the Important Notices link on Town of Stephenville website (www.townofstephenville.com) – see attached image.
- On the Town of Stephenville Facebook Information Page – see attached image.
- At the Town Hall and on notice boards at Hartery's Family Restaurant, the Sweet Shop, Co-op Grocery, and North Atlantic Gas Bar.

Council received one email objecting to the amendment, however no reason was given.

DEVELOPMENT REGULATIONS AMENDMENT No. 15, 2021

The Stephenville Development Regulations are amended as shown on the following page.



Town of Stephenville
Development Regulations
Land Use Zoning Map 4
Amendment No. 15, 2021

From: Rural (RU)
To: Seasonal Residential (SR)

Development Regulations
REGISTERED

Number 4945-2022-043

Date Jan 18, 2022

Signature J. Baird

Dated in the Town of Stephenville, Newfoundland and Labrador

This 24 day of Sept, 2021

Tom Rose, Mayor

Jennifer Brake, Town Clerk

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

John Baird, MCIP

