

**TOWN OF STEPHENVILLE
DEVELOPMENT REGULATIONS**

DEVELOPMENT REGULATIONS AMENDMENT No. 18, 2024

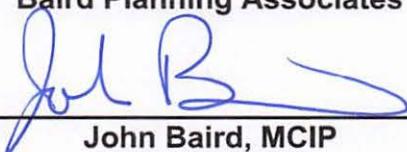
**From "Comprehensive Development Area – Community Services"
to "Public"**

**Community Health Care Centre
150 Minnesota Drive**

Prepared for the Town of Stephenville

by

Baird Planning Associates



John Baird, MCIP



URBAN AND RURAL PLANNING ACT 2000
RESOLUTION TO ADOPT
TOWN OF STEPHENVILLE
DEVELOPMENT REGULATIONS AMENDMENT No. 18, 2024

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Stephenville adopts Stephenville Development Regulations Amendment No. 18, 2024.

Adopted by the Town Council of Stephenville on the 11th day of July 2024.

Signed and sealed this 25 day of July 2024.

Mayor:

Tom Rose

Clerk:

Jennifer Brake



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Development Regulations Amendment No. 18, 2024 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act 2000*.

MCIP:

John Baird

John Baird



Development Regulations / Amendment
REGISTERED

Number 4945-0045-2024

Date 28 Nov 2024

Signature John Baird

TOWN OF STEPHENVILLE
DEVELOPMENT REGULATIONS AMENDMENT No. 18, 2024

BACKGROUND

Stephenville Town Council has received an application to develop an integrated community health care centre at 150 Minnesota Drive. This requires an amendment to the Stephenville Development Regulations to rezone approximately 3.2 hectares at 150 Minnesota Drive.

A comprehensive development plan for the site was prepared and approved by Council as required by the Stephenville Development Regulations. Please refer to the Use Zone Table for the Comprehensive Development Area Community Services (CDA-CS) zone. Public notice of the comprehensive development plan was given, and no comments were received.

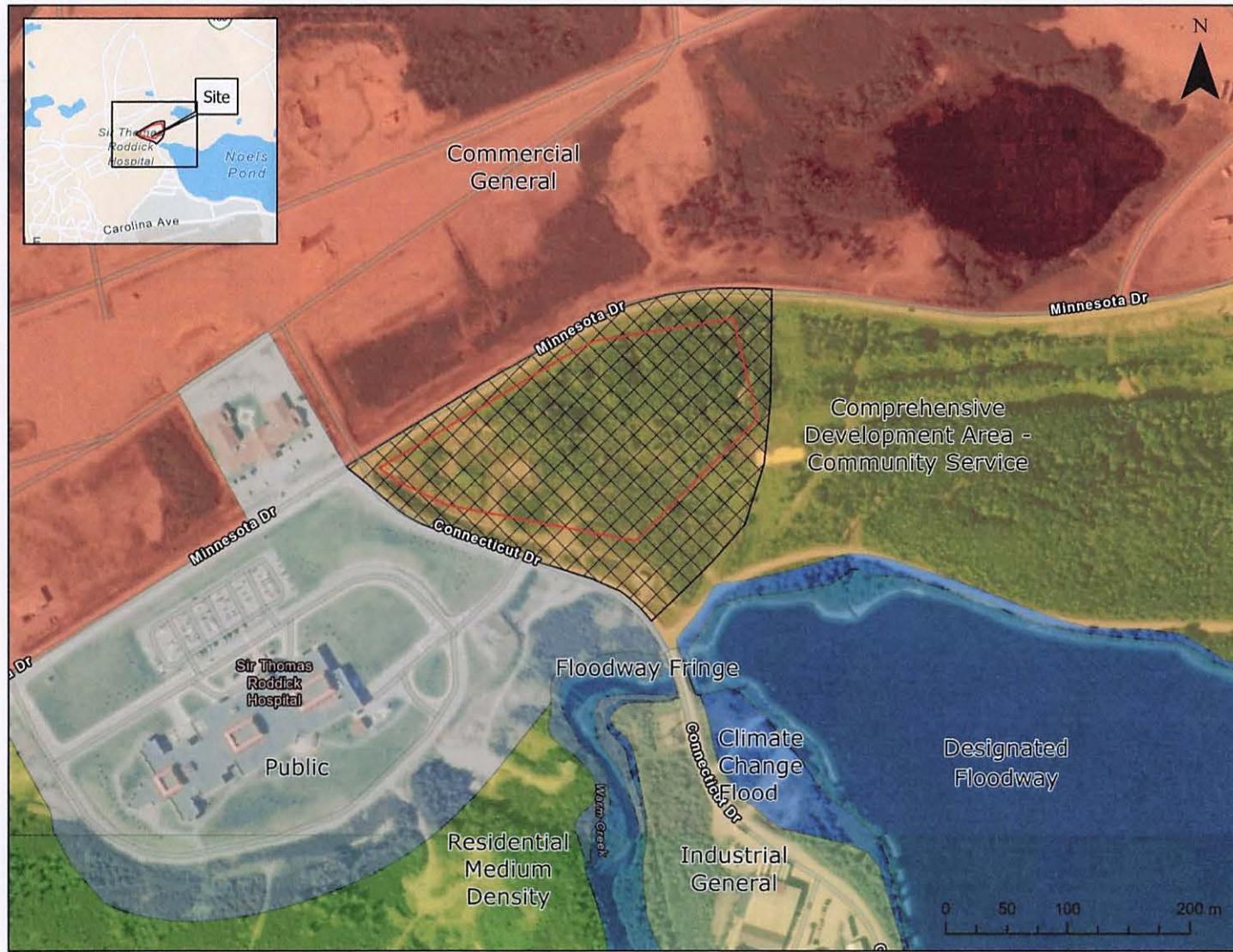
The proposed amendment will rezone the site from Comprehensive Development Area Community Services (CDA-CS) to Public (PU).

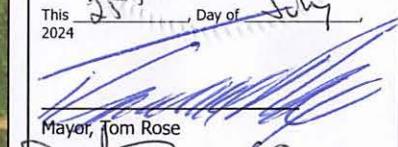
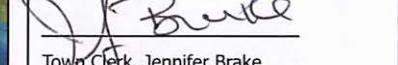
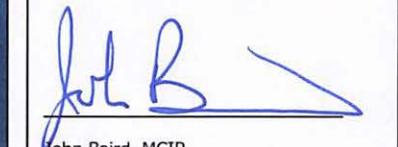
PUBLIC CONSULTATION

Public notice of the proposed amendment was posted on June 13, 2024, on the Town of Stephenville's website, Facebook page, LinkedIn site, and X site (see attached images). A period to June 25, 2024, was provided for submission of written objections or other comments. No submissions were received.

DEVELOPMENT REGULATIONS AMENDMENT No. 18, 2024

The Stephenville Land Use Zoning Map is amended as shown on the attached map.



Town of Stephenville	
Development Regulations Land Use Zoning Map 2 Amendment No. 18, 2024	
<input type="checkbox"/>	Property Survey
<input checked="" type="checkbox"/>	From: Comprehensive Development Area - Community Services (CDA-CS) To: Public (PU).
Dated at Stephenville, Newfoundland and Labrador	
This 25 th Day of July 2024	
 Mayor, Tom Rose	
 Town Clerk, Jennifer Brake	
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	



Development Regulations / Amendment
REGISTERED

Number 4945-0045-2024

Date 28 Nov 2024

Signature John Baird